

BOARD OF ZONING APPEAL
FOR THE
CITY OF CAMBRIDGE

GENERAL HEARING

THURSDAY, AUGUST 14, 2014
7:30 p.m.

in

Senior Center
806 Massachusetts Avenue
Cambridge, Massachusetts 02139

Constantine Alexander, Chair
Timothy Hughes, Vice Chair
Brendan Sullivan, Member
Thomas Scott, Member
Slater Anderson, Associate Member

Sean O'Grady, Zoning Specialist

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PROCEEDINGS

(7:30 p.m.)

(Sitting Members Case #BZA-003934-2014: Constantine Alexander, Timothy Hughes, Brendan Sullivan, Thomas Scott, Slater Anderson.)

CONSTANTINE ALEXANDER: The Chair will call this meeting of the Zoning Board of Appeals to order. And as is our custom, we're going to start with the continued cases.

The first case I'm going to call is 7 Kirkland Road, 003934.

Is there anyone here wishing to be heard on this matter?

(No Response.)

CONSTANTINE ALEXANDER: The Chair notes there is no one here.

The Chair would report that I believe we're in receipt of a letter from the Petitioner requesting a continuance to late fall of this year; November, December. That's from the Petitioner.

Unless anyone has a problem, what's the first session in -- maybe the second session in November? We usually have one in November.

SEAN O'GRADY: We have a November 20th. No, no, we have two in November.

CONSTANTINE ALEXANDER: We'll do November 20th.

SEAN O'GRADY: Okay.

CONSTANTINE ALEXANDER: The Chair moves that we continue this case until seven p.m. on November 20th on the condition that the Petitioner maintains a sign for the two weeks before November 20th, changing the date to reflect the new date, November 20th, and importantly the time, seven p.m.

The Chair would note this is a case not heard and that the Petitioner has

already signed a waiver of time for decision.

I'm going to suggest before we take a vote, Sean, that you advise the Petitioner, this is the second continuance and unless there's a very compelling reason, we're not going to continue this case any longer.

All those in favor of continuing the case to November 20th, say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Five in favor.

(Alexander, Hughes, Sullivan, Scott, Anderson.)

CONSTANTINE ALEXANDER: The further condition of the continuance to the extent that the Petitioner wishes to submit new plans, these new plans

together with a modified dimensional form
that's necessary, must be in our files by
five p.m. on the Monday before November
20th.

We're all set.

* * * * *

(7:30 p.m.)

(Sitting Members Case #BZA-004194-2014:
Constantine Alexander, Timothy Hughes,
Brendan Sullivan, Thomas Scott, Slater
Anderson.)

CONSTANTINE ALEXANDER: The
Chair will next call case No. 004194,
1052-1058 Cambridge Street.

Is there anyone here wishing to be
heard on this matter?

(No Response.)

CONSTANTINE ALEXANDER: There is
no one.

I would report that we are in receipt
of a letter from the Petitioner. It
states please be advised we are
withdrawing the above mentioned appeal
for this case.

So the Chair moves that we accept this request for withdrawal in this case would be then withdrawn.

All those in favor say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Five in favor. Case withdrawn.

(Alexander, Hughes, Sullivan, Scott, Anderson.)

* * * * *

(7:30 p.m.)

(Sitting Members Case #BZA-003670-2014:
Constantine Alexander, Timothy Hughes,
Thomas Scott, Slater Anderson.)

CONSTANTINE ALEXANDER: The next continued case involves 241-243 Walden Street. But that is also a different petition. The same address as is involved in our first case on our regular agenda. So I'm going to defer on the continued case and go right to the case on our regular agenda.

* * * * *

(7:35 p.m.)

(Sitting Members Case #BZA-004519-2014:
Constantine Alexander, Timothy Hughes,
Thomas Scott, Slater Anderson.)

CONSTANTINE ALEXANDER: And so
I'm going to call case No. 004519, 241-243
Walden Street. And, again, this is a new
petition that's been filed. It's not the
one that we had a hearing on oh, some weeks
ago.

Brendan, you're not sitting on this
case?

BRENDAN SULLIVAN: Correct.

CONSTANTINE ALEXANDER: For the
record, Mr. Sullivan has recused himself
and there's only four of us sitting on

this case.

The Chair would report he's in receipt of a letter from Bruce J. Embry, counsel for the Petitioner. (Reading) Our office represents it 249 Walden Street, LLC, David W. Masse, manager, in the above-noted cases; cases being this one, the regular case, and the continued case that I mentioned a few moments ago. The letter goes on to say (reading) We respectfully request that the cases scheduled to be heard on August 14, 2014, be continued until the September 18, 2014, meeting of the Board.

And since I know there are some neighbors here. Let me explain what is going on, why the request for the second continuance.

There's only four people sitting on

this case. Mr. Sullivan cannot sit. To get relief, any Zoning relief, you need four votes. It's a supermajority. If you have five members, which is our usual rule, there could be dissenter and one opposed and the motion can still carry. The Petitioner can still get relief if the other four are in favor. When we only have members, the odds change. If someone goes forward with only four, any one of us dissents, motion rejected -- appeal rejected. So almost always when we're faced with this situation, which happens from time to time, people defer, continue the case, until a date when they can get five members sitting simply because of the odds involved and that's what's going on here. The request is September 18th, is

that we only have four tonight. We can't find anybody else. All of our other Board members are on vacation or what have you. And on September 4th, the next time we meet, we have the same dilemma. We polled our members. Although we might be able to get five on the 4th, it's not clear we could. So on the 18th we surely will. That is why the Petitioner has requested to defer to September 18th. And, you know, I'm going to make a motion that we do that. I'll be happy to answer any questions people have with regard to the continuance.

RUTH ALLEN: Is this the continued?

CONSTANTINE ALEXANDER: Give your name.

RUTH ALLEN: Ruth Allen, 48

Felton Street, Cambridge.

I do have a question, because it looks like there's two different cases now.

CONSTANTINE ALEXANDER: Yes, there is. They've change -- let me explain. They kept the old case alive for -- there are good legal reasons to do that, but they're really not going to pursue that. They've got to keep it alive until the new case is heard. The new case involves slightly -- I don't want to characterize it, modified plans, different than what was proposed before. Since you're here, you took the time to come here, very briefly the new plans would only have four parking spaces with no driveway on to Sherman Street. You know, the old one, the original one,

there's six parking spaces for the six units and there was that driveway that went on to Sherman Street.

They've -- their proposal now is to do away with that driveway. Because of doing away with it, they're only going to have four parking spaces and they need Zoning relief for that, because they're supposed to have a parking space for each unit. So they're supposed to have six parking spaces. Although we have the authority to modify that. We have done that in other cases in the past. So that's what the new case is about.

Otherwise it's the same case in a sense.

It's going to be six-unit building looking for relief, parking off of a driveway, coming off of Walden Street with three parking spaces in that area

behind the structure, between -- on Walden Street between the corner building and the next residence.

On the Sherman Street side there will be no driveway, the garage is going to come down like before, and there will be a six-foot fence and some plantings there. And there will be one parking space on the top of the L where the Sherman Street side is, that's where the fourth parking space is. Otherwise it's essentially the same petition as the otherwise.

RUTH ALLEN: So we don't have to watch both of those cases?

CONSTANTINE ALEXANDER: What's going to happen is we're going to hear the new case that I just described. Once that case is decided, I can almost -- I

can't guarantee, almost assuredly the other case will be withdrawn. But if they withdraw it now, they've got legal problems. So that's why they're keeping it alive. I don't think that case is realistically going to go forward. It could. If we turned them down on the 18th, they might want to persuade us to go back to the original plan with six parking spaces, and then the case will go forward. It will all depends upon what happens to the new petition which we're going to hear first on September 18th.

RUTH ALLEN: All right. So if we're to write letters, because there's like seven other neighbors that are coming, that were going to do -- so we should do Petitions on the new case not on the old case?

CONSTANTINE ALEXANDER: You've expressed your views on the old case already. If you want to express it on the old case as well, go ahead.

RUTH ALLEN: There's more.

CONSTANTINE ALEXANDER: Both cases should be commented on because it's possible that we'll hear the new case, as I said, will get turned down. And they want to resurrect the old case and if people wanted to be heard on the old case, they should be heard.

RUTH ALLEN: Okay.

CONSTANTINE ALEXANDER: I want to get you -- you reminded me of something when you asked that question.

At the last hearing I asked them, or I directed them, them being the Petitioner's counsel to have a meeting

with the neighbors.

RUTH ALLEN: They did not.

CONSTANTINE ALEXANDER: So I understand. I'm going to renew that request, Sean. I want to convey in very strong terms, since they're seeking discretionary relief from this Board, and this is a controversial subject -- project in the neighborhood. If they have a hope of getting relief from this Board, they better meet with the neighbors. They may not reach agreement with the neighbors, but I think they have an obligation to reach out and to hear from the neighbors and have the neighbors listen to them. And this meeting, in my view, should be a collected meeting. It's not one-on-one, going from door to door. There should be -- they can find

a place, someone's living room, someplace where you can all get together, they can make their case, you can give your views, pro or con, and that will all be reported back to us. I think it's important for us to have neighborhood feedback in a very informed way, not which you didn't have before. And, frankly, I'm quite disappointed they didn't have a meeting now, because I made it quite clear the last time that I wanted a meeting. So I don't understand why they didn't do it. But they're going to be told this time they better do it. Because, again, they're not increasing their chance of getting any relief if they don't have a meeting.

RUTH ALLEN: We have an 80th anniversary party so this is a perfect

time for them to start.

CONSTANTINE ALEXANDER: Sir.

UNIDENTIFIED AUDIENCE MEMBER:
How many times are they going to be
allowed to continue?

CONSTANTINE ALEXANDER: Very
good question.

UNIDENTIFIED AUDIENCE MEMBER: I
just noticed that in the previous case you
stated --

CONSTANTINE ALEXANDER: We don't
like --

UNIDENTIFIED AUDIENCE
MEMBER: -- we're not going to allow them
to continue. But in this case, they
continue. And they continue --

CONSTANTINE ALEXANDER: But here
this is a little bit different. The
reason for the continuance of the new case

is really because we can't get five people up here. It's not their fault and they're not playing games. And it's a very acceptable and understandable decision they made.

UNIDENTIFIED AUDIENCE MEMBER:

Well, then in some respects, I think they are, because they created a new case.

RUTH ALLEN: It's because of the last one.

CONSTANTINE ALEXANDER: I think hearing from the Board and maybe neighbors at the last hearing, they decided that the old way wasn't going to work, and for whatever reason they decided to file a new case instead of modifying the old case. They had to pay a filing fee so the city can make some money. If I get a sense or if this Board

gets a sense that people are just jerking us around, quote/unquote, we won't hear the case and throw it out. This is not that case. Not yet anyway.

RUTH ALLEN: Thank you.

CONSTANTINE ALEXANDER: Ready for a vote?

The Chair moves that this case be continued as a case not heard until seven p.m. on September 18th on the conditions that the Petitioner modify the sign that's up there now to reflect the new date, September 18th, the new time, seven p.m.

And that the sign be maintained in accordance with our Ordinance for the 14 days before September 18th.

That to the extent that the Petitioner is going to further modify the

plans they've already submitted, those new plans must be in our files no later than five p.m. on the Monday before September 18th.

And that gives you and any other citizen of the city to go down to the Inspectional Services Department and look them over in advance of the hearing so you don't have to come in here unprepared.

And, lastly, on the condition that the Petitioner sign a waiver of time for decision.

And not part of the motion, but certainly part of the record, they're going to be directed to meet with the neighbors in a collective setting before that meeting on the 18th so we'll have the benefit of an informed discussion both

from the neighbors and from the
Petitioner.

Yes, Ma'am.

PAULA CORTEZ: Paula Cortez. 25
Newell Street. I'm just wondering how
that meeting would be, how we would get
notice of that meeting from the
neighbors?

CONSTANTINE ALEXANDER: How
would they what?

PAULA CORTEZ: How would they
publicize that meeting?

CONSTANTINE ALEXANDER: I assume
what they would do, and it's up to them,
they should notify everybody who is
entitled to get notice of the hearing.
So anybody who is an abutter and an
abutter to an abutter within 300 feet
sometimes -- everybody does it

differently. They might put up signs on a telephone pole in the area saying we're going to have a meeting to discuss this.

PAULA CORTEZ: It's up to them?

CONSTANTINE ALEXANDER: We're not going to direct them how to do it. But if we find out that they did it in the middle of the night and didn't tell anybody, you know, we'll know.

I think I made the motion. I think we're ready for a vote.

All those in favor of continuing the case on the basis I just moved, say "Aye."

(Aye.)

(Alexander, Hughes, Scott, Anderson.)

* * * * *

(7:45 p.m.)

(Sitting Members Case #BZA-003670-2014:
Constantine Alexander, Timothy Hughes,
Thomas Scott, Slater Anderson.)

CONSTANTINE ALEXANDER: And now
we'll take the old continued case, case
No. 003670, 241-243 Walden Street.

As I reported in the other case, the counsel for the Petitioner has written a letter requesting that this case be continued as well.

So the Chair moves that this case be moved to September 18th till seven p.m., on the condition that the Petitioner must put up a sign for this continued case as well, with a new date, September 18th, the new time, seven p.m.

I would note that the current -- there's no signage right now with regard to this continued case. If there need be such, if they want us to hear the case on the 18th, otherwise it will not be in compliance with our Zoning Ordinance.

On the further condition that to the extent that the Petitioner wants to

modify the plans submitted in connection with the original case, as a separate case, that these amended plans must be in our files no later than five p.m. on the Monday before September 18th, and that an amended dimensional form be submitted as well.

And, lastly, this is a case heard, and we have a waiver of a finding for decision.

All those in favor of granting the continuance say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Four in favor. Case continued.

(Alexander, Hughes, Scott, Anderson.)

* * * * *

(7:45 p.m.)

(Sitting Members Case #BZA-004578-2014:

Constantine Alexander, Timothy Hughes,

Brendan Sullivan, Thomas Scott, Slater

Anderson.)

CONSTANTINE ALEXANDER: The Chair will call case No. 004578, One Jackson Place. There's going to be two cases on One Jackson Place. This is the first one that involves amending a previously granted Comprehensive Permit to allow the Petitioner to alter the property line in the development or the housing arrangement.

And then the second case will be on the merits of granting a new Comprehensive Permit which is what this is all about really.

JOHN WOODS: Hello. My name is John Woods and I work for the Cambridge Housing Authority. I have a few other folks from the Cambridge Housing Authority that are here with me:

Margaret Keaveny from our office in the Planning and Development. John Lindamood also from the Cambridge Housing Authority and the Resident Service Program. I'm also joined by John Achatz from Klein Hornig, and from our design team David Eisen from Abacus Architects and Planners. And also a gentleman from Stantec Landscape (phonetic) and also a gentleman by the name of Mike Milinsky (phonetic) from Allen and Majors.

So we're very excited to let you know --

CONSTANTINE ALEXANDER:

Remember, just to address the Amendment this time, you'll have a chance to make your big speeches in the next case.

JOHN WOODS: Okay. John, I guess I turn it over to you.

ATTORNEY JOHN ACHATZ: Okay. My name is John Achatz as John Woods has mentioned. My office address is 101 Arch Street, Boston, 02110. And I'd like to say just a few words about the process for both amending and for adopting a new Comprehensive Permit. I know that this Board has approved them before but it's not something that you do every month.

CONSTANTINE ALEXANDER: That's true.

ATTORNEY JOHN ACHATZ: And since the process is a little bit different and because we're seeking two different types of Comprehensive Permit relief; one the Amendment and the other the New Permit, each of which has slightly differently procedural requirements.

CONSTANTINE ALEXANDER: Just

confine your requirements this time to the Amendment and you'll have a chance to give the other half of the speech.

ATTORNEY JOHN ACHATZ: Okay.

UNIDENTIFIED AUDIENCE MEMBER:
Can you speak up a little bit louder, please?

CONSTANTINE ALEXANDER: Feel free to come up closer and even to sit on the side. Move your chair to the side. I know this room is not designed very well for acoustics and being able to hear.

UNIDENTIFIED AUDIENCE MEMBER:
We can't hear back there. He talks too low. I don't know what he's trying to hide.

ATTORNEY JOHN ACHATZ: I think as you know Comprehensive Permits are issued under Chapter 40B of the General Laws and

this is a way to streamline Zoning, permitting approval for affordable housing. Unlike a typical Variance for a Special Permit that you might be hearing, you're sitting in this case under a different statute, and the Comprehensive Permit is going to be a single permit that moves into itself, not only for Zoning that you typically deal with but also the permits that might have come from the Planning Board from some of the different town boards.

The Cambridge Housing Authority is asking for two different types of relief as you've mentioned: One is an Amendment to the existing Comprehensive Permit. And the other is new Comprehensive Permit for a replacement project on the portion of the Jefferson Park site.

The Jefferson Park development itself was built in the early 1950's.

UNIDENTIFIED AUDIENCE MEMBER:

No, it wasn't. It was built in 1942. The two were built in 1943, and I lived there in 1949.

CONSTANTINE ALEXANDER: Excuse me, Ma'am. We're going to try to run an orderly meeting. If you speak out of turn, I'm going to ask you to leave. You'll have an opportunity to speak, but don't do that. This is not the way we're going to run this meeting.

ATTORNEY JOHN ACHATZ: If I'm wrong on the exact date, I'm prepared to stand corrected.

In 1982, when they wanted to do a major modification or a modernization program for Jefferson Park, particularly

on the federal side, they needed to get Zoning relief for the modification. So they got that Zoning relief in the form of a Comprehensive Permit issued by this Board in 1982. And because the Project Zoning is now dependent on that Comprehensive Permit, we really need to work through the Comprehensive Permit process, you know, as we talk about changing Jefferson Park.

The 1982 Comprehensive Permit with the modernization in 1995 approved Jefferson Park pretty much as you see it now. It has 283 affordable units in 12 buildings on 11 acres of land, and that 11 acres has been subdivided for financed requirements back in 1982 under nine separate continuous lots, each of which has a list of Zoning relief. What the

Housing Authority is proposing to do now is demolish the four buildings on the northwest corner of the site that now contain 108 units and to put a new project in its place that would contain 104 units and six buildings. Again, it is obviously that come up with apartments which are much more modern than those that were built right after the second world war and much more up to date and have better handicapped access.

Now, in order to do that, we're seeking two things, and let me just mention what they both are.

One is an amendment to the existing Comprehensive Permit to realign the lot lines so that they can accommodate the construction of the six new buildings.

The second thing is we're asking

that the -- that portion of the site which is being demolished be removed from the operation of the 1982 permit in order so that we can then have a separate permit, you know, for the new project to be built. The new project is going to have different financing, it's going to have different parties of interest, and they have desire to have it as a separate permit rather than it be part of the overall permit.

I said that the process is a little bit different between the amendments and the new permitting.

ROBERT CLARY: Louder, please.

CONSTANTINE ALEXANDER: Would it help if you went around to the side?

ATTORNEY JOHN ACHATZ: Just as long as the Board can hear you.

CONSTANTINE ALEXANDER: We'll

yell at you, too, if we can't hear just as they are.

ATTORNEY JOHN ACHATZ: The application for amendment to the existing Comprehensive Permit goes through a set of procedures that apply to amendments. It started out with the application that was submitted on July 23rd, and the first step for the Board, which is actually required to do within 20 days. So tonight, you know, is our night to do it. Is to make a determination as to whether the amendment is a substantial amendment or an insubstantial amendment.

If it's determined to be an insubstantial amendment, then there's no further public hearing. You know, the Law Department writes up the decision, you know, comes back and it gets signed

by the Board in the ordinary course.

If the Board decides that it is a substantial amendment that is necessary to have a public hearing just like for a new permit, and we would ask that basically we use the same public hearing as for the new permit to serve both purposes, because the discussion is the same.

CONSTANTINE ALEXANDER: Well, you're proceeding on the -- and I would do if I were you as well -- we have never met as a Board to decide whether your amendment to the old Comprehensive Permit is substantial or unsubstantial?

ATTORNEY JOHN ACHATZ: That's correct.

CONSTANTINE ALEXANDER: You're proceeding -- let's assume it's a

substantial amendment and let's go through the drill for substantial amendment, which means you'll need approval from this Board which is an administrative thing to be done.

ATTORNEY JOHN ACHATZ: Well, the determination that it is substantial is approval by this Board. It's an action to be taken by the Board and the Board is actually required --

CONSTANTINE ALEXANDER: Once we decide by taking action that it's substantial, we also take action on the merits is what I'm saying.

ATTORNEY JOHN ACHATZ: That's right. If it's substantial, it means that we have a public hearing --

CONSTANTINE ALEXANDER: We're having it right now.

ATTORNEY JOHN ACHATZ: It's the same public hearing, exactly, for both the amendment and for the new permit because it's all the same. And we are requesting that the amendment be effective simultaneously with the new permit. And so that we have appropriate zoning coverage, that we want that to continue to be effective so that the actual construction starts and demolition can be done.

CONSTANTINE ALEXANDER: To cut to the chase, the purpose of getting the amendment to the old Comprehensive Permit is to allow the new project, for which you're seeking a second Comprehensive Permit to proceed --

ATTORNEY JOHN ACHATZ: That's correct.

CONSTANTINE ALEXANDER: Let's stop right there. I don't think we need -- I want to get all the information. I know you want to make a big speech, that's fine, about the new project. But I want that part of the record when we get to the case for the new Comprehensive Permit. This case is a very simple case because all the action is going to be when we talk about the new Comprehensive Permit. So explain to us why you need this new -- this amendment to the old Comprehensive Permit in order to proceed with what you want to do with the new one.

ATTORNEY JOHN ACHATZ: Partly because we need to change the lot lines.

CONSTANTINE ALEXANDER:
Because?

ATTORNEY JOHN ACHATZ: Because

the -- two reasons:

One is the location of the buildings, how they're going to be placed. The six new buildings encroach upon some of the lots that are now -- existing lots for the federal project which are going to continue under the existing Comprehensive Permit, and so we just need to change the lot lines so as a subdivision.

And then secondly we need to remove the four buildings from the existing permit because they're no longer going to be in existence. And the permit was dependent upon the entire project. So as the project changes, you know, we need to have an amendment to reflect that change.

BRENDAN SULLIVAN: Sorry to interrupt this, but to get into this a

little bit deeper, but how many lots are there now?

ATTORNEY JOHN ACHATZ: There are a total of nine lots.

BRENDAN SULLIVAN: So there are nine separate lots?

ATTORNEY JOHN ACHATZ: And these are continuous and many don't have frontage.

BRENDAN SULLIVAN: Okay. And so, basically this project needs to stand in its own shoes.

ATTORNEY JOHN ACHATZ: That's right.

BRENDAN SULLIVAN: Is really what it amounts to? Okay.

TIMOTHY HUGHES: And how many of those lots, and how many parts of how many of those lots does the new property line

entail?

ATTORNEY JOHN ACHATZ: We can show you. Would you like to see that?

TIMOTHY HUGHES: Yeah, sure.

CONSTANTINE ALEXANDER: We have a plan.

JOHN WOODS: Right. And I blew up those plans to help illustrate it.

This is the 1982 subdivision plan. So, the parcel that was designated as the parcel that we're concerning ourselves with is a single parcel. Then there were the other parcels that were actually used to address the federal side. So what we're doing is simply redrawing some of these lines. And it's about 25,000 square feet of additional space being borrowed or stolen from these other parcels to create the new parcel

arrangement that we're talking about.

TIMOTHY HUGHES: You mentioned that the other eight parcels were the federal side. Does that mean the parcel that we're talking about now is not on the federal side of things?

JOHN WOODS: That's right. Jefferson Park is made up of two distinct housing developments. One is the Jefferson Park state side which is what we're concerning ourselves with now. And the rest of it is the federal side. As --

UNIDENTIFIED AUDIENCE MEMBER: The original Jefferson Park the military site --

CONSTANTINE ALEXANDER: Ma'am, this is the last time. I'm going to ask you to leave in a second. You do not

speaking out of turn. We're never going to have a civil meeting --

UNIDENTIFIED AUDIENCE MEMBER:

I'm handicapped so don't touch me.

CONSTANTINE ALEXANDER: I'm sorry?

UNIDENTIFIED AUDIENCE MEMBER:

And I'm a nun.

CONSTANTINE ALEXANDER: I'm not going to touch you, but I'm going to ask you to leave.

JOHN WOODS: So, just a very brief history. The state side was built first and then the federal side was built a couple years after.

CONSTANTINE ALEXANDER: And so as I said, if you want -- the relief you're seeking is to allow you to amend the Comprehensive Permit so the site plan

will be on this plan?

JOHN WOODS: Adapted for that.

TIMOTHY HUGHES: But the distinction between federal and state was for the funding for the development of the projects not for the ownership of the land? The land is all owned by the city of Cambridge?

ATTORNEY JOHN ACHATZ: The land is owned -- all owned by the Cambridge Housing Authority. It will continue to be owned by the Cambridge Housing Authority as -- and just to get into a few of the technicalities --

TIMOTHY HUGHES: So we're not shifting 25,000 square feet from one ownership to another, we're just shifting it from the development, financing from one thing to -- from one to another?

ATTORNEY JOHN ACHATZ: That's right.

JOHN WOODS: That's --

CONSTANTINE ALEXANDER: That's right.

SLATER ANDERSON: What is being given up by the federal parcel as far as -- how is that area used for a --

ATTORNEY JOHN ACHATZ: I think where John may be able to explain it.

CONSTANTINE ALEXANDER: Are they mostly vacant land or open space I should say?

JOHN WOODS: Well, yes, open space. You know, some attempts were made originally to create some frontage and side yard. So a lot of the areas are also -- there are small parking lots around there. So, again, these are

almost all imaginary lines that were created for the purpose in 1982. So we're just sort of re-imagining them and creating this parcel and making it larger so that we can do what we hope to under the new --

CONSTANTINE ALEXANDER: I think the questions you're getting is if we grant you relief tonight with regard to the state parcel, what would the impact be on the federal or the other parcel?

JOHN WOODS: There will be none, no impact.

ATTORNEY JOHN ACHATZ: There will be a slight impact.

JOHN WOODS: Setback.

CONSTANTINE ALEXANDER: So setback issues but other than that --

ATTORNEY JOHN ACHATZ: In terms

of the list of Zoning relief and waivers that have been granted, that will change.

CONSTANTINE ALEXANDER:

Setbacks?

ATTORNEY JOHN ACHATZ: Just because the setbacks have changed and the floor area ratio here will go up a little bit because there's a little bit less land. But if you take a look at this existing line, which is the blue dotted line, if you look closely you'll see that this is actually zero setback here, you know, on the state side. And this had to do with the fact that many years ago, and in fact during the 1982 modernization, there was federal money that was available to rebuild the entrance road and some of the shared facilities between the two projects. So in order to use the

federal money, that had to be part of the federal project. So that line was drawn there for that purpose. Really what's going on now is we're reversing it. We now have some money on the new program. So we can take and rebuild this road, fix up the parking, fix up the landscaping, but it has to be on our lot, the state lot. And so we move the line over here so that we can use the 2014 funding to improve that one little strip.

CONSTANTINE ALEXANDER:

Functionally this is one big --

JOHN WOODS: Yes.

ATTORNEY JOHN ACHATZ: Yes.

CONSTANTINE

ALEXANDER: -- housing development?

JOHN WOODS: Yes.

CONSTANTINE ALEXANDER: As Tim

has brought out, it's the funding that's been different for each parts of it and that's what's causing the issue here?

JOHN WOODS: Yes.

CONSTANTINE ALEXANDER: And you want to, in the next case, redevelop a portion of this big park, Jefferson Park, with the new state money that you're getting?

JOHN WOODS: You're correct.

CONSTANTINE ALEXANDER: And, again, to get there you need -- just a second, let me finish my comment. To get there you need to get -- amend the lot lines and that's really what you're seeking.

Yes, Ma'am.

UNIDENTIFIED AUDIENCE MEMBER:

The federal side was -- and the state side

that was all owned by the City of
Cambridge.

CONSTANTINE ALEXANDER: Still
is.

UNIDENTIFIED AUDIENCE MEMBER:
Right. The federal side is the old city
dump. I lived there in 1949, August,
September, and that was all open, clear
all the way down to the railroad tracks.
Rats, everything, you name it. And their
ain't one real problem with those
buildings. The bricks are better in
those buildings than the ones in the
federal buildings. Brickyard was right
in back. Those bricks were used for
those buildings and they're in better
shape standing still today as we speak.
The federal side has been reconstructed
because of the bricks and the concrete.

So what does that tell you? It tells you that those buildings that were built in 1942 were built a heck of a lot better. And the only real thing that's wrong with Jefferson Park is the plumbing is old. It has the original plumbing. They're beautiful apartments. Have you seen the inside? They're -- I'd even take my grandchildren if I had grandchildren. That's why I'm back there because that's my Jefferson Park. I was there when it was military and it's still good.

CONSTANTINE ALEXANDER: Your comments, which are very well taken, I accept them, are really go to the next case. Why should we grant them a Comprehensive Permit to tear down the state --

UNIDENTIFIED AUDIENCE MEMBER:

(Inaudible) .

CONSTANTINE ALEXANDER:

Exactly. We're not there yet is all I'm saying. Just be patient. We're just trying to see if we can get to the case. We can tee it up so that we can discuss the issues that you're raising right now.

UNIDENTIFIED AUDIENCE MEMBER:

Isn't the City of Cambridge trying to save money rather than trying to put money out? I'd rather see new pipes --

CONSTANTINE ALEXANDER: Ma'am, that's the next case. Just sit --

UNIDENTIFIED AUDIENCE MEMBER:

You like to spend money, John, I don't. All right? That's the difference between Irish and Scottish.

CONSTANTINE ALEXANDER: Okay.

So continue if you have anything

more to say on the presentation. I think this case to me is relatively cut and dry because there's no really -- it's not going -- all the action is in the next case.

ATTORNEY JOHN ACHATZ: That's right.

CONSTANTINE ALEXANDER: And you have some action.

UNIDENTIFIED AUDIENCE MEMBER:
Oh, I have a lot.

CONSTANTINE ALEXANDER: I know you do. I can tell. But let's stay with the amendment.

UNIDENTIFIED AUDIENCE MEMBER:
I've got the two fingers as a souvenir.

ATTORNEY JOHN ACHATZ: Make a determination tonight.

CONSTANTINE ALEXANDER: Yes, I

agree with that.

SLATER ANDERSON: I just have one question. So this area in the back here where the line is moving most significantly there, so this is a parking area. Is that parking area, even though it's on the federal parcel, is it used by the state housing?

JOHN WOODS: Yeah. We don't make a distinction between, you know, this is state parking or versus federal parking.

SLATER ANDERSON: Now is it associated with these buildings or is it first-come, first-serve.

JOHN WOODS: It's first-come, first-serve.

SLATER ANDERSON: All right.

CONSTANTINE ALEXANDER: Any

other questions?

TIMOTHY HUGHES: And that will remain the same?

JOHN WOODS: Yes.

SLATER ANDERSON: Same number of spaces?

JOHN WOODS: Yes --

CONSTANTINE ALEXANDER: I think we're getting confused federal versus state. It's just a matter of funding. It's just one housing project.

UNIDENTIFIED AUDIENCE MEMBER:
Thank you.

CONSTANTINE ALEXANDER: You know, it's just --

UNIDENTIFIED AUDIENCE MEMBER:
Yeah.

TIMOTHY HUGHES: Yes, if that's the case, that's fine.

CONSTANTINE ALEXANDER: It is the case. That's what they represented to us, and it would appear from everything I see. So, you know, that's why I'm trying to get on to the next case because I think this is just a prelude to the real case.

Sir.

JAMES WILLIAMSON: Thank you.

CONSTANTINE ALEXANDER: Give us your name and address.

JAMES WILLIAMSON: My name is James Williamson, 1000 Jackson Place on the federal side of Jackson Park.

Just as an information question germane to what I gather you're trying to focus on right now, is the change in the lot area, does that have anything to do with the fact that you're proposing to put

in a four-story -- two, four-story buildings on Rindge Ave.? And does the change in the FAR that -- changing the lot size by taking some from the federal side have anything to do with enlarging the FAR to allow you to do the four-story -- two, four-story buildings or anything else?

ATTORNEY JOHN ACHATZ: Well, to answer the detailed question, the waivers that we're looking for as part of the amendment are for the three lots that are being -- on the federal side that are being reduced when the lot line moves. So those simply, because the lot line moves, the FAR goes up and simply because you have a different number in the equation.

JAMES WILLIAMSON: Right, I'm thinking of what does the state -- what's

now the state side gain in FAR and does that have, is that linked in any way to allowing a four-story -- the two, four-story buildings that are going to be right on Rindge Ave., or does the lot size not have any bearing at all on questions of FAR or the size and height of the proposed new buildings?

ATTORNEY JOHN ACHATZ: Well, the proposed new buildings will have an FAR calculation based upon the scale of those buildings. So to the extent that the buildings may have more floor area, that will definitely affect the FAR because it's a mathematical relationship. FAR is the -- is the amount of floor area divided by the amount of land area.

JAMES WILLIAMSON: Yeah, I know I understand that. What I'm asking is, is

part of the point of taking some from the federal -- three federal parcels to add to the state parcel, is part of the point of that to be able to do larger or taller buildings that are part of this new plan? For example, the two, four-story buildings that are proposed in the new plan that are to be right along Rindge Ave.?

ATTORNEY JOHN ACHATZ: No. The major reason is so that we can use the funding that's now available to fix up that strip, you know, which is in between.

CONSTANTINE ALEXANDER: Let me explain. Things like FAR and setbacks are very relevant in Zoning cases. In Comprehensive Permit cases they're irrelevant. We have no right to say it's too much FAR and we're going to --

JAMES WILLIAMSON: No, no, for purposes of, you know, what the taking from the federal side is about, what the need for that, where that need arises, that's kind of what I was trying to get at.

CONSTANTINE ALEXANDER: And that's a good question. Let me ask you, approximately how much space -- how many feet are we talking about? How much are you shifting from the state to the federal?

ATTORNEY JOHN ACHATZ: About 25,000 square feet.

CONSTANTINE ALEXANDER: How much?

ATTORNEY JOHN ACHATZ: About 25,000 square feet.

CONSTANTINE ALEXANDER: And how

big is the whole Jefferson Park?

ATTORNEY JOHN ACHATZ: Close to 500,000.

CONSTANTINE ALEXANDER: So five percent, five percent of the total land area from the federal to the state?

ATTORNEY JOHN ACHATZ: That's right.

CONSTANTINE ALEXANDER: I don't know if that answers your question.

Ma'am.

UNIDENTIFIED AUDIENCE MEMBER:
So what I don't understand is they have a workshop and they have another shop and I think it's three altogether. The front of Rindge Avenue looks beautiful. Everybody comments about it. The trees, are beautiful. The buildings, they look better than some of the buildings I see

built today, I'll tell you. My uncle built the Prudential and believe me, compared to the Prudential and some of the buildings, I'd rather have the Prudential than Jefferson Park. But the thing is it looks so beautiful, why destroy something that nature put there? It looks so beautiful. Took years to grow and look beautiful, because a tree doesn't grow fast overnight, right? So it will take a chance for these trees to grow and make the place look beautiful.

CONSTANTINE ALEXANDER: Again, your comments are well taken but they're premature.

UNIDENTIFIED AUDIENCE MEMBER:
well --

CONSTANTINE ALEXANDER: Please. We're all talking about why should we

allow them to tear down these buildings and build new ones? That's the new Comprehensive Permit. That's the next case.

UNIDENTIFIED AUDIENCE MEMBER:

Yeah, but also what I'm trying to get in this point is that those buildings that were down -- developments that were down in the basement, their spaced down back, down on the federal side. They could put next -- they could build a building there and put those shops there on the first floor or second floor. They could make it very easily if they put their heads together and did a little bit more thinking. Right, Brendan? He knows me. He knows me from St. Peters. And I'll tell you and Cambridge High and Latin, too, I should say.

But the thing is if you look over a little bit better, I bet you if you put those shops down back and leave the beautiful landscaping, leave the trees that God put there and made so beautiful and take a good look at the buildings comparing to other buildings around. I'd rather have my Jefferson Park. I'm still praying for a miracle. And I'm still waiting to wake up some morning and think it's nothing but a bad dream.

CONSTANTINE ALEXANDER: Thank you.

JAMES WILLIAMSON: Just so I know when it's appropriate to raise some issues. In terms of addressing the demolition piece of this, is the fact that they're planning to cut down all of the trees part of the demolition portion of

this or is that part of the later case or both?

CONSTANTINE ALEXANDER: I think it's going to be the later case?

TIMOTHY HUGHES: Demolition is part of the later case. It's not part of this case. This is just shifting property.

JAMES WILLIAMSON: Just the parcels.

CONSTANTINE ALEXANDER: This is a legal issue.

JAMES WILLIAMSON: This is linked to the --

CONSTANTINE ALEXANDER: And that's the new Comprehensive Permit.

JAMES WILLIAMSON: Okay.

CONSTANTINE ALEXANDER: That's why I want to get by this case. This is

not what it's all about.

SLATER ANDERSON: Confirm to me and I think for the people here, if we approve this case and the other case doesn't proceed, nothing has happened but a line has moved.

CONSTANTINE ALEXANDER: That's my understanding that's exactly right.

SLATER ANDERSON: All right, thank you.

UNIDENTIFIED AUDIENCE MEMBER:
Can I say just one small thing?

TIMOTHY HUGHES: Can you identify yourself, please? I know Brendan knows you but I don't know you.

JOAN COUGHLIN: Sister Joan Marie Coughlin. Originally from Wendell Street, but Jefferson Park originally and history is after that. But I would like

very much if you people from the Board come down to Jefferson Park, the military side, talk to some of us, sit down with us. None of us will sit down because you never sit down with me I'll tell you that. Because I could show you places in those basements that would surprise you. And I think if I think if you talk more with us, you get a better idea yourself as a city board.

Brendan, he's grown up here. He knows that area very well as well as I do.

CONSTANTINE ALEXANDER: Okay.

JOAN COUGHLIN: So I think you might even help yourselves if you talk to us more and find out how we feel inside.

CONSTANTINE ALEXANDER: Well, that's the purpose of a public hearing but not now. Not yet. Please, let's get on

to the --

JOHN COUGHLIN: Well, freedom of speech doesn't cost anything.

JAMES WILLIAMSON: Yeah.

There's one thing that I think is maybe important to raise, and I'm worried if I don't raise it now, the opportunity is going to be missed. A central part of their proposal as they're envisioning it up until now is to have a new an extension of Chilton Street, a new street running through the middle of their new plan. And one possibility that I'm gonna speak to later, is that if you really are that keen about having a street, you don't have to cut a street through the middle here as they're proposing. It looks like there might be an opportunity to have a very suitable street right here where

there already is most of one and where there are in fact may have been one before. So, I wanted to raise that now because in the discussion about changing the size of the parcel, it may be important. If the parcel gets changed as is being requested, is it gonna make it more or less -- is it gonna have any effect on whether or not it will be possible to consider, as an option, if a street is deemed to be that important, to possibly have the street there rather than is through the middle of the new project?

CONSTANTINE ALEXANDER: Fair question. You want to respond to that?

JOHN WOODS: Yes, but I would be talking about the next case. You want me to --

TIMOTHY HUGHES: Just answer is question would it be possible to put the street there rather than in the middle if we change the -- it's a simple question.

JOHN WOODS: Yes, it would be possible.

JAMES WILLIAMSON: Thank you.

JOAN COUGHLIN: I tell you it would be safety for the children. And there was one there in the back.

ELAINE DeROSA: Elaine DeRosa. I'm the director of CEOC and have been working on this project with the Jefferson Park Relocation Committee of which Joan is the Co-Chair of that committee. Just to put in context that we've had numerous meetings of the tenants on the stateside. We've had all kinds of discussions. We've seen the

plan. I just want you to know that in terms of this piece, the tenants who are impacted and are relocating are looking forward to this plan going forward and moving into their new apartments. So I just want to throw that in that it's -- hundreds of people see this as a great future for them. So I just want to throw that in there.

CONSTANTINE ALEXANDER: Thank you for taking the time to come down and give us some comments.

Anyone else who wishes to be heard or who hasn't spoken yet?

MICHA SCHATTNER: Not about this, about the next stage.

CONSTANTINE ALEXANDER: Any comments from members of the Board or ready for -- any comments?

TIMOTHY HUGHES: No, I'm ready for a vote.

CONSTANTINE ALEXANDER: Okay.

TIMOTHY HUGHES: For the first part.

JAMES WILLIAMSON: I mean, could we get the -- are people meant to give their addresses when they speak?

CONSTANTINE ALEXANDER: I usually ask them to give their addresses.

ELAINE DeROSA: 4 Pleasant Place, Cambridge, Mass. Elaine DeRosa. Thank you.

CONSTANTINE ALEXANDER: Thank you.

There is nothing in our files, no correspondence or the like from any city boards. So I think we are ready for a motion. And the motion is to amend the

previously granted Comprehensive Permit as granted in 1982 to redraw the property lines as a portion of the entire parcel in accordance with the plans submitted by the Petitioner, which would -- as they've outlined, the upper right-hand corner if you are looking from the whole project from the sky, will have the property lines drawn. The effect of that is simply, well, several purposes:

One is to facilitate the funding on the stateside for what they want to do should we grant relief in the next case.

The other issue is, which we've got to be aware, is that by doing this, we're going to create some setback issues that are not present. Because some of the existing buildings are going to be too close to the lot line.

I would suggest to the Board that these setback issues are minor in nature in absolute terms, and in more global terms, things like setbacks and FAR are not meaningful in a Comprehensive Permit case. We have bigger fish to fry, if you will. And we have issues to examine of a more -- of a larger nature.

Setbacks, FAR are Zoning Variance issues and, again, the whole issue of the whole purpose of Comprehensive Permit is clear away that underbrush, to facilitate the development of affordable housing and I'll get into that a little bit more. This gentleman has done a good job already of addressing it.

So, I will stop talking. The Chair moves that we amend the Comprehensive Permit -- I'm making a motion, you've had

your chance.

JOAN COUGHLIN: I just wanted to make something to your comment.

CONSTANTINE ALEXANDER: -- to redraw the property line for a portion of the parcel involved in accordance with the plans submitted by the Petitioner as prepared by Allen and Major Associates, Inc. It's dated July 8, 2014, and initialled by the Chair.

All those in favor of --

ATTORNEY JOHN ACHATZ:

Mr. Chair, just to be clear, we're asking for a second part of it in that is upon the demolition of the four buildings in the event that the new Comprehensive Permit is approved. We ask to withdraw the state lot, you know, from the 1982 permit because it will be governed by the

new permit.

CONSTANTINE ALEXANDER: Okay.

But when we get to the motion for the new permit shouldn't that be part of the vote, that vote?

ATTORNEY JOHN ACHATZ: Well, technically in order to withdraw it, it's part of the amendment.

CONSTANTINE ALEXANDER: Okay.

Then the motion would be amended to add the right of withdrawal should coincidental of granting, if we grant the new Comprehensive Permit. Okay?

ATTORNEY JOHN ACHATZ: Yes.

CONSTANTINE ALEXANDER: All those in favor of adopting the motion I just made, please say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Five in

favor.

(Alexander, Hughes, Sullivan,
Scott, Anderson.)

CONSTANTINE ALEXANDER:

Motion's granted.

Now for the real action.

TIMOTHY HUGHES: Let's get to it.

JOAN COUGHLIN: Well, I hope you
all enjoy your time in purgatory. I'm
going to tell St. Peter not to let you in.

* * * * *

(8:20 p.m.)

(Sitting Members Case #BZA-004575-2014:
Constantine Alexander, Timothy Hughes,
Brendan Sullivan, Thomas Scott, Slater
Anderson.)

CONSTANTINE ALEXANDER: The case
No. 004575. This is 1 Jackson Place.
This is the Comprehensive Permit
application.

Again, this is a new case, name and address. And then I'm going to make some preliminary remarks which I may want to repeat.

ATTORNEY JOHN ACHATZ: My name is John Achatz. I'm appearing on behalf of the Cambridge Housing Authority. My address is 101 Arch Street, 02110.

JOHN WOODS: My name is John Woods. I work for the Cambridge Housing Authority, 362 Green Street, Cambridge, Mass., 02139.

CONSTANTINE ALEXANDER: Let me provide a framework if I may, and please try to listen to what I say and just don't close your ears and give your prepared speeches.

The fact of the matter is this, Let me put it in historical framework: The

Commonwealth of Massachusetts became concerned decades ago about the lack of affordable housing in the Commonwealth of Massachusetts. And one of the reasons it was believed that affordable housing wasn't getting built is because of the regulatory maze in communities; Zoning, Planning Board approvals, this approval, that approval. Getting all those permits drew out the process for getting to build affordable housing, and made it very expensive. The best example I always like to use is take the Town of Weston, one acre zoning. You're not going to get much affordable housing in a community that only has one acre zoning. So the legislature in its wisdom adopted Chapter 40B. This gentleman has referenced. Chapter 40A is the statute

that creates the whole Zoning framework and Special Permit, framework. 40B is designed, it enables our Board or any Zoning Board, in consultation with the local boards and officials, to grant a single permit to an eligible developer proposing state or federally responsive low or moderate income housing. It basically expresses a strong public policy in favor of waiving local restrictions where appropriate to facilitate affordable housing. That's what this -- that's how Chapter 40B works. We do as a Board, and this by statute, we contact all of the other local boards, and I'll get to that in a second when we get into the case, and say hey, we've got a Comprehensive Permit application. Here are the plans. Here

are what they want to do. Any comments? And all those comments are filtered back to us, or not, if people don't want to comment. And then we sit as a super board for all the boards decide whether to grant the Comprehensive Permit or not.

Now, we have, although as I said, there's a strong policy in favor of granting Comprehensive Permits, it does not mean that we just rollover and play dead and we do it willy-nilly. We have a right to look into things like health, safety, environmental open space, and planning concerns, a bigger picture. What we don't do or shouldn't do is get into issues like setbacks and FAR and then they're very nitty-gritty technical Zoning aspects. We know what they're going to be. We know to what extent the

project is not going to comply with Zoning, but that's not what it's all about. It's a bigger picture. And in making a decision, the Board has the majority vote, three -- three out of five. As you heard in the other case we continued, typical Zoning case, it's four out of five. So the bar has been lowered a little bit there as well. That's how it works. And then there's a whole appeal process that I don't want to get into right now.

I would say, though, that one of the key things about affordable housing and how 40B works is that if a community has less than 10 percent of its housing as low or affordable housing, then the bar is really high for a community not to allow affordable housing to come in. And there

an appeal process, in my judgment, that favors the affordable housing. That's not true in Cambridge. We have more than 10 percent of our housing is affordable housing and so there's a much more level playing field, as I would characterize it, when it comes to the Comprehensive Permit process. But it is still a process that is designed to facilitate affordable housing and to address big picture issues and not on nitty-gritty issues. Anyway, that's my speech for now.

The floor is yours you can make your speech.

ATTORNEY JOHN ACHATZ: Okay. I think that you have made the speech by way of how the process works. And one thing I'd like to add, because I have something

that I want to put into the record, is that as a prerequisite to the granting of a new Comprehensive Permit, the applicable regulations require that there be what's called a project eligibility letter.

CONSTANTINE ALEXANDER: Oh, yes.

ATTORNEY JOHN ACHATZ: That is that the subsidizing agency needs to make a determination that the project meets all the statutory and regulatory criteria for a 40B approval. That is supposed to happen before the application. In this case it did happen before the application. Our application was filed on July 23rd and the state gave us the project eligibility letter on June 12th.

CONSTANTINE ALEXANDER: I think we have it.

JOHN WOODS: I'm passing it

around.

CONSTANTINE ALEXANDER: We have it in the file.

SLATER ANDERSON: I'll take a copy.

ATTORNEY JOHN ACHATZ: I want to make sure that everybody has it.

CONSTANTINE ALEXANDER: I will get into that later on. There are certain jurisdictional requirements, there are three, in fact, that have to be met before we get to the merits of the case. And one of those is there's got to be a project eligibility letter and we'll get to that later on. I will give you a peek at the future, they have submitted materials that justify -- that show that they meet the jurisdictional requirements, the three things they have

to -- bases they have to touch, they've touched. I'll get to that when we get further into the case.

ATTORNEY JOHN ACHATZ: I think at this point we should probably make a little presentation about what we're gonna do.

CONSTANTINE ALEXANDER: I think that's a very good idea.

JOHN WOODS: Okay. I appreciate the opportunity to make this presentation, and in spite the rocky beginning here, I think it's a very exciting time for the Housing Authority and for the people of Cambridge that -- to be able to redevelop one of the most dilapidated public housing developments that Cambridge currently has.

JOHN COUGHLIN: They're not

delapidated.

JOHN WOODS: Just to put it in perspective for folks who may not know, we're talking about the Jefferson Park development over on Rindge Avenue, fairly close to the Alewife Brook Parkway, fairly close also are the Rindge Towers and the North Cambridge Catholic cemetery. So that area --

CONSTANTINE ALEXANDER: You're just going to get yourself in trouble with delapidated.

JOAN COUGHLIN: He's already in trouble with me.

CONSTANTINE ALEXANDER: We know that.

JOHN WOODS: Jefferson Park state consists currently of four buildings within this larger

development. So as John and I showed, the parcels are simply going to be changed. And this is a Google map of the site as it appears. Again, just these four buildings is what we're talking about. At the end -- at the conclusion of our redevelopment activity, we plan on using pretty much the same parcel and creating the set of four buildings -- six buildings that will provide us instead of 108 units, 104 units. And one of the reasons that you're seeing a larger massing of buildings is because we're trying to adapt or create a series of units that are now in much more modern shapes and forms.

So, those 108 units have become 104 units, roughly the same break out between one, two and three-bedroom units. We've

pushed the -- these new buildings closer to Rindge Ave. and actually created a couple of opportunities here to provide some space for very important resident service programs that have existed for decades in the basements of these 19 -- these older buildings here at Jefferson Park.

JOHN COUGHLIN: 42.

ATTORNEY JOHN ACHATZ: It's not even postwar.

JOAN COUGHLIN: I'm a nun, I have a right to correct you.

JOHN WOODS: One of the points that we've done is try to recreate a streetscape by actually extending in theory Clifton Street, so that provides a much different type of environment than was there before. And, again, creating

the streetscape encourages the sense of ownership for the individuals that are living here.

CONSTANTINE ALEXANDER: That's the reduction of parking?

JOHN WOODS: No, actually the parking is remaining the same.

CONSTANTINE ALEXANDER: No? Your application says you're going from 76 spaces to 74 spaces.

JOHN WOODS: And, again, this reverts back to the previous distribution among the parcels. But essentially there will still be 175 parking spaces on the entire development.

CONSTANTINE ALEXANDER: Okay.

JOHN WOODS: So one of the important things that we wanted to emphasize is JP state currently now has

a series of common stairways with apartments off of it. What we've done is tried to create a new housing development that has an emphasis on private, private spaces and individual, individual entrances. So, again, just as a way of doing a comparison, this is the existing Jefferson Park state, heavy emphasis on stairways with units next to it.

Obviously the units have been determined obsolete after providing good and safe decent housing for a very long period of time, but we've looked at a couple of different ways of renovating them and found them not to be cost effective.

So, again, the big emphasis is that we're changing from these shared hallways, smaller units, obsolete units and we're hoping to create a much more

modern and useful set of apartments here.

Again, emphasis on individual owner -- individual entrances, individual private spaces combined with a general common community space here.

Again, the streetscape and the parallel parking is aimed at mimicking the rest of the neighborhood in North Cambridge.

So, on Rindge Avenue, which I think has probably been the biggest topic of conversation that we've had in conversations in the neighborhood and themselves, what we're doing whereas four of the six buildings will be a series of flats with townhouses on top of them, the two buildings on Rindge Avenue themselves will have elevators, which will help us meet a lot of the accessibility

requirements. Just to put in perspective, Jefferson Park now has absolutely no accessible units. Jefferson Park state, excuse me.

So, the plan would be to utilize the space directly adjacent to Rindge Avenue to house 5500 square feet of space that will be used to house places -- I mean, programs through our resident service program including Workforce, Cambridge Learning Center, and WIC. So these services would be provided right here on Rindge Avenue. And, again, these would be the apartments themselves to provide the long-term affordable -- deeply affordable housing for folks.

CONSTANTINE ALEXANDER: So those, if you will, retail space along the avenue would be housed services for the

benefit of Jefferson Park?

JOHN WOODS: Yes.

CONSTANTINE ALEXANDER: You're not going to have a liquor store?

JOHN WOODS: No, no, no. These are, these are --

JOAN COUGHLIN: What's wrong with that?

CONSTANTINE ALEXANDER: It's just a question.

JOHN WOODS: These are --

CONSTANTINE ALEXANDER: Don't shoot the messenger.

JOHN WOODS: These are important resident service programs that provide individuals with a series of opportunities to improve their situation.

This is an overall parking scheme

and, again, we've been working closely, hand in glove, with Traffic and Parking. In fact, as early as this morning, they've made a suggestion that had us running a little bit, to reverse the direction of our traffic flow here. But, again, we've been working closely with them. Our engineers and consultants have worked and came up with a plan that again emphasizes the parallel parking on this site. And the current plan is to have entrance on Clifton Street. You would move this way on a one way basis and then come out down by brickworks, the entrance on brickworks. So that is the plan.

You could also come into the development and then take a left and then go back into the federal side.

So, and again, the street is

combined with some very attractive landscaping designed to highlight some of the green spaces here. I did, if I failed to mention it, this is a meeting green community so all of the new buildings will be energy efficient.

Let me see. We need -- recently we've been working with our landscape architect who is here in the audience and can help me if I mess up at all, we've created a landscape plan that I think provides a lot of detail in both the front yards of the individual buildings as well as the backyards. And pay particular attention to these four main courtyards here which will have a variety of different materials designed to enhance the general landscape.

CONSTANTINE ALEXANDER: You

know, in the Planning Board comment to us, and I'll read their comment later on in the hearing, they -- since you're on the issue of landscaping, it says that -- their letter to us says the Cambridge Housing Authority is encouraged to continue working with the Cambridge Traffic Parking and Transportation Department to enhance and develop the Clifton Street entrance into a pedestrian-friendly space rather than a hardscape of parking spaces.

Where do you stand with that?

JOHN WOODS: Well, actually this -- some of these plans reflect that continued working with the --

CONSTANTINE ALEXANDER: Are you there yet? Have you reached an agreement with --

JOHN WOODS: Yes.

CONSTANTINE ALEXANDER: They're satisfied?

JOHN WOODS: Yes, yes, they are satisfied.

JAMES WILLIAMSON: Who's satisfied?

JOHN WOODS: Traffic and Parking.

So, knocking me off my game a little bit here.

JOAN COUGHLIN: You don't know the city of Cambridge too well, do you? Especially the City Council.

JOHN WOODS: So, again, the landscaping plan, I think one of the things that we've been looking at recently is an acknowledgement of the fact that there are gonna be trees lost

because of this endeavor, including some more mature trees. We've really have heavy emphasis on replanting trees. In fact, we did a quick inventory of what's there now and what we're going to be putting on there now, and we're exceeding what we're taking away. Obviously there's not going to be some of the more mature trees, but the intent is for this landscape to be a long-term solution to providing green space for the individuals that will call this place home.

So, that's it. And I'm quite certain that there's plenty of questions. So, I'm more than happy to answer them as they come up or I would, I would ask --

THOMAS SCOTT: Where are the residents being displaced to?

JOHN WOODS: Throughout the CHA

developments. We're working closely, in fact, Elaine mentioned the relocation committee, slowly but surely folks are starting to move out and be put in some of the other developments in the city.

CONSTANTINE ALEXANDER: You actually have 101 empty units in the city?

JOHN WOODS: Well, what we've done --

JOAN COUGHLIN: It's actually 109 if you consider the basement one.

JOHN WOODS: -- in anticipation of this is what we've been doing is stockpiling vacancies as they come up. And then based on turnover we're slowly but surely moving folks out. We've got about 25 to 26 households still to find alternative places to live. And obviously we will continue to work with

them.

JOAN COUGHLIN: Could I make one comment on the last comment --

BRENDAN SULLIVAN: Joan.

JOAN COUGHLIN: -- please --

BRENDAN SULLIVAN: Joan.

JOAN COUGHLIN: -- it's very important.

BRENDAN SULLIVAN: Joan, Joan, You'll have a chance. You'll have a chance. There's a procedure here that we're trying to follow. All right? Just be courteous for a minute.

JOAN COUGHLIN: Okay.

BRENDAN SULLIVAN: Thank you.

JOAN COUGHLIN: Only because you're my classmate.

CONSTANTINE ALEXANDER: Do you want to take questions now or do you want

to finish your --

JOHN WOODS: I was finished. I would be more than happy to continue to talk about it. We're extremely excited about the opportunity --

BRENDAN SULLIVAN: John, how far of a -- how much green space do you have from the sidewalk now on Rindge Avenue to the nearest building? The existing plan.

JOHN WOODS: The existing plan. At one particular corner there is -- it's about 140-by-70 -- is that about right?

DAVID EISEN: It's about 6,000 square feet.

JOHN WOODS: 6,000 square feet at the front section on Rindge Avenue.

BRENDAN SULLIVAN: The problem I have with the plan is that, this proposed

plan by moving those buildings out to the sidewalk, you're creating a canyon. Because on the other side of Rindge Avenue all of those houses are built out to the sidewalk line. And so now you're taking, really the only green space, the only sort of buffer area, the only open space and you're closing that in. You know, I mean, today I went down Western Avenue and Allston, and they had -- they knocked down some buildings, it used to be a shopping center, and they built these buildings right out to the sidewalk. And you go down there and it's a canyon. And on the other side of it, they're doing the same thing, they're putting another building there. So you've basically got one lane down and one lane back. It's too bad this is before us tonight. When this

process started a long time ago, I would have said push those buildings in off the street. A four-story building on the sidewalk is horrendous. I would have put that in the back --

JOAN COUGHLIN: Thank you, Brendan.

BRENDAN SULLIVAN: -- of the project. I mean it looks -- to be honest with you this is an insular project. It's going to be a very nice garden area inside. The streetscape is horrendous. The Planning Board is very delicate in their comments. I'll be less delicate. I think it's awful.

JOHN WOODS: Well, I obviously am disappointed to hear you say that. We're actually quite proud of the, the properties that we're putting on front

here.

BRENDAN SULLIVAN: I mean, that makes Rindge Avenue look like a boulevard. It is not.

JOHN WOODS: We believe Rindge Avenue is an opportunity to show what we can provide to both the residents that are here but also, you know, for the rest of the community. One of these programs is a city program. So, I agree with you, it's different, it's a change, but we think it sort of highlights the fact that there's some really good things happening here.

JOAN COUGHLIN: It's a good thing on this side and not Gerry's Street. Because you've got wildlife over there. You've got gates, you got everything.

BRENDAN SULLIVAN: Well, anyhow,

that's my comment.

JOHN WOODS: The woman in pink.

AMYKO ISICHIAKI: I'm the
community organizer to Councillor Nadeem
Mazen and I've been --

THE STENOGRAPHER: Please, just
a minute.

CONSTANTINE ALEXANDER: We have
rules to follow to make the process more
smoothly.

AMYKO ISHIZAKI: My name is Amyko
Ishizaki, A-m-y-k-o I-s-h-i-z-a-k-i.
I'm the community organizer for Nadeem
Mazen, City Councillor and I'd just like
to -- currently, I have another comment
later, the inaccuracy in this drawing.
The street itself is not that large.
I've been biking down there since April
every day pretty much, and there's no room

for a bike to go along any two lane streets at that time. They have to actually drive around you and wait for the other cars to move out of the way. There's absolutely no space for two cars and a bike. So that street view that we see should be decreased by 20 percent as I can see right now. So we're thinking about the street view. It's a lot more cramped than we're looking at it right now.

JOHN WOODS: David is our architect and I think he can probably address that.

DAVID EISEN: Can I make a comment on that?

CONSTANTINE ALEXANDER: Give your name.

DAVID EISEN: My name is David Eisen. Abacus Architects and Planners

or architects for the project, and I live at 99 Kenwood Street in Cambridge. And this is not an artist rendition. This is actually a computer model. Everything is absolutely to scale. I mean, the width of the streets, the width of the sidewalk is based on the actual dimensions. The heights of the buildings are actually what we propose. So I just want to -- people can have their opinions about what the perceptions of the width of the street, but everything here is exactly --

BRENDAN SULLIVAN: But, you know, on that computer rendition, if the, if it was this way, so we could get a better perspective of the left side of Rindge Avenue and the right side of Rindge Avenue, right now you really don't even

see the houses across the street in that computer rendition.

DAVID EISEN: Yeah, no, no, you --

BRENDAN SULLIVAN: So to me that's --

JOHN WOODS: One of the reasons --

BRENDAN SULLIVAN: -- it's a self-serving rendition.

JOHN WOODS: Absolutely. I was looking for the best potential scene here. And one of the reasons I picked this particular board was to show one of the things that we did when we originally brought this before the neighbors, we were closer to the street. We actually stepped back about five, five feet from the sidewalk. And so this wider sidewalk

here is actually designed to encourage more of the pedestrian traffic over there. So there is a five-foot setback before we hit the sidewalk that wasn't there before, again, in response to some of the comments that we got.

JOAN COUGHLIN: John, could I show you something here? This is very important for what he just said.

See these houses here, the Kales live right across here. This sidewalk was out wide like this. Right in front of Mr. Kale's (phonetic) house. They made an indent here. There's something wrong with the tree and whatnot, the sidewalk, because there was a lot of people on these neighborhood streets that were wheelchair victims, and they couldn't get by. So what they did is they

made an indent and made it so
the -- because of the tree, they made it
so that the people can get by.

JOHN WOODS: Sure.

JOAN COUGHLIN: Now the same
thing on this side. If you take any -- I
talked to the people that go by in the
wheelchair, and I hate to tell you what
they'd like to do to your neck, but the
thing is if you take any more away from
our side, you're gonna have tenants on
Rindge Avenue that are really gonna go up
in arms because they're gonna get by to
get at this bus stop, and the T is not
gonna move their bus stop for Cambridge
Housing.

JOHN WOODS: Well, and Joan makes
a valid point here. One of the reasons
we did increase the width of the sidewalk

is because we do want to encourage more ease of pedestrian traffic.

JOAN COUGHLIN: Better think of safety.

CONSTANTINE ALEXANDER: Ma'am, let other people speak, okay? You're not the only person here.

JOHN WOODS: James.

JAMES WILLIAMSON: Thanks. So these are just sort of basic information questions that I think it will be useful for everybody to have a better understanding of. The first is you -- I think you've said you did a count. How many tree -- you're taking down all of the trees. How many trees are you going to be cutting down?

JOHN WOODS: I believe it's 83. We have some direct information about

that.

DAVID EISEN: 93 trees are coming down and 106 trees are going in.

JAMES WILLIAMSON: Okay.

JOHN WOODS: And I'm more than happy to give you this.

JAMES WILLIAMSON: Appreciate it. Thank you.

Have you done a calculation that shows the difference, the net -- it is a net loss, the net loss of not just what's labelled open space, but actual green open space, not pavement defined as open space, but is there a calculation that shows the relative change between the existing condition and the proposed plan in --

JOHN WOODS: Yes.

JAMES WILLIAMSON: -- green open

space?

JOHN WOODS: Yes. Existing conditions for the J.P. state parcel has about 36 percent of the site or 40,067 square feet of open space. The new development that we have will have 19 percent of the new parcel size which is 136,500 square feet. So there's a net loss of about 14,132 square feet of open space. But one of the points that I'd like to make --

JAMES WILLIAMSON: Green open space --

JOHN WOODS: -- is that the green open space that we're creating is obviously designed to be much more, more of it to actually be able to be used. The open space that is constantly referenced on Rindge Avenue is behind a fence in

front of somebody's window. The open space that we're creating in the interior of the development is designed to provide the individuals who live there with a green and open space that is being maximized.

CONSTANTINE ALEXANDER: You haven't really answered his question, though. His question is there's open space and there's open space.

JOHN WOODS: Right.

CONSTANTINE ALEXANDER: He wants to focus on the green open space.

JOHN WOODS: Yes.

CONSTANTINE ALEXANDER: And let's hear a comparison of current green open space to what will happen if we grant you these approvals?

JOHN WOODS: We will be reducing

the green open space that's currently there by -- it's currently at 36 percent. We're going to be reducing it down to 19 percent. So what's the math on that?

CONSTANTINE ALEXANDER: Roughly half?

JOHN WOODS: Yeah.

TIMOTHY HUGHES: 19 percent of a larger parcel.

JOHN WOODS: That's right.

TIMOTHY HUGHES: So it's 40 percent. Maybe a 40 percent.

JAMES WILLIAMSON: If that's the case.

JOHN WOODS: So it's a little over 14,000 square feet of open space that's being reduced.

JAMES WILLIAMSON: Now, there was another landscape architect, if

that's the term, who was working on this project until I think fairly recently, until a new landscape company Stantec were hired. Can you just -- I mean, just -- and there are differences in the landscape plan, the earlier landscape plan. One difference is that there were pathways through the proposed new courtyards which do not appear in the new plan. And I just, I would just like you to say a little bit about, by way of explanation for the public and for the Board, as to, you know, how that change came about and what, and to point out what the differences are in the new landscape plan from the previous landscape plan. And specifically, do any of them involve raising up the green areas, you know, or were they always going to be sort of on

raised sort of platform style?

JOHN WOODS: I want to let you know that I'm going to ignore the first part of your question because it's none of your damn business. But the rest of it I will --

JAMES WILLIAMSON: What is none of my business?

CONSTANTINE ALEXANDER: Slow down. Slow down.

JOHN WOODS: I'm sorry. I'm just --

CONSTANTINE ALEXANDER: All right. Emotions are running high here.

JOHN WOODS: Yes.

CONSTANTINE ALEXANDER: I think you can address -- you don't have to get into the -- for whatever reason, you don't want to get into privileged

conversation --

JAMES WILLIAMSON: I didn't mean it that way.

CONSTANTINE ALEXANDER: If you can give some explanation --

JOHN WOODS: Sure.

JAMES WILLIAMSON: I mean, I didn't mean, you know --

CONSTANTINE ALEXANDER: I know you didn't mean it.

JAMES WILLIAMSON: I hope everyone understands what I meant.

JOHN WOODS: So I wanted to point out to you, James, and we've spoken about this a number of times, that the paths are still available. The paths are still available for pedestrians to walk through.

JAMES WILLIAMSON: No, what I'm

talking about is the previous plan had paths going this way and they're available for anyone to see. Paths cutting across here, like that. And those aren't there in this plan. I'm just mentioning that. You know, it's another discussion whether it makes sense or not. I was just....

JOHN WOODS: Right.

Well, the paths instead have been modified so that they are providing the opportunity for the public to walk along here and over here.

JAMES WILLIAMSON: Okay.

The -- there is a question about the WIC. Where is -- is the WIC program -- where is the WIC program currently housed?

JOHN WOODS: Where is that, John,

in terms of the --

JOHN LINDAMOOD: Next to the Head Start.

JOHN WOODS: Right next to the Head Start.

JOHN LINDAMOOD: In the basement.

JAMES WILLIAMSON: In the building at Jackson Place? No. In the existing stateside buildings?

JOHN WOODS: Yes.

JAMES WILLIAMSON: Okay. And the last -- just for clarification, you talk about -- I mean, the idea of running this street, extending Chilton Street I think is crucial to a number of the other things that then happen with this particular version of a new plan, and I guess you've talked about that a little

bit, but I -- I mean I wonder is there anything more you can say by way of this plan doesn't necessarily have to have a street? It could have all of the benefits that you describe on the private entrances, the larger units, and all of that, and not necessarily have to have that street there. And I wonder is there anything else you can say --

MICHA SCHATTNER: And I want to add to that.

JAMES WILLIAMSON: State your name, please.

MICHA SCHATTNER: Micha Schattner, M-i-c-h-a S-c-h-a-t-t-n-e-r, Lexington Ave.

The street as described there is two parking lanes, seven feet wide each in the middle 18 feet travel lanes. 32 feet

wide. That's about the width of, of Rindge Avenue before they put the bumps in. That's a lot of asphalt and nothing about the sidewalks or pedestrian sidewalks along Rindge.

The other thing that bothered me with that, with that particular point with a particular is in your -- I can't figure out the travel circulation, which way it goes, because according to the drawing I have here, the parking spaces here are reversed. Everybody will have to back into them.

JOHN WOODS: Yeah, you -- that was an earlier version.

MICHA SCHATTNER: Oh, okay. So you reversed it?

JOHN WOODS: Yes.

JAMES WILLIAMSON: So parallel

parking instead?

JOHN WOODS: Parallel parking within the development.

MICHA SCHATTNER: I find 32 feet asphalt strip which is --

JAMES WILLIAMSON: That's a comment for later.

JOHN WOODS: Right. Well, one of the things that I think we're struggling with, and I'm sure each developer has to deal with this is meeting both of the obligations under the fire department requirements as well as trying to utilize the space that you have available to its maximum.

So, David, maybe you can help me in terms of the width of the street here on Clifton. And it's not an actual street. I wants to make that clear. It's not an

actual street. It's still an access road within the development itself. It's not a, it's not a street. So in general what we had to do is provide the fire department 18 feet, right?

DAVID EISEN: Yes. We originally proposed 14 feet. The fire department insisted on 18 feet from edge of parking space to edge of parking space.

JAMES WILLIAMSON: And is there a -- do you have a proposed speed limit at this point?

JOHN WOODS: We haven't determined exactly what the speed limit is, but we'll be working with Traffic and Parking for suggestions.

JOAN COUGHLIN: You got to worry because you got kids going through there.

JOHN WOODS: Sure. There are a

series of raised crosswalk speed bumps
type things to keep the traffic down.
The speed of the traffic down.

JOAN COUGHLIN: Sir, since --

CONSTANTINE ALEXANDER: Let
someone else speak. You'll have a
chance. Let someone else go first.

JOAN COUGHLIN: Well, I was going
to comment on this street, on the street
that he's talking about.

JAMES WILLIAMSON: Joan, these
are information questions right now.

JOAN COUGHLIN: This is a very
serious issue, and it's not been raised
by any of you or him and I'm worried about
them.

ELAINE DeROASA: Elaine DeROSA
again. I wish I had known there would be
so many comments about the internal

development because I'm not sure any of the tenants that have -- that are going to be living there are here to talk about that this design --

JOAN COUGHLIN: I'm the only one.

ELAINE DeROSA: Well, I know, Joan. You love the bricks and we all love the bricks, but we're going to look forward to the new building because I think people have been living in --

JAMES WILLIAMSON: Because you're going to be living there, huh?

JOAN COUGHLIN: Can I have the old bricks --

CONSTANTINE ALEXANDER: Please, please. We're trying to have a civil --

ELAINE DeROSA: I didn't ridicule you or --

JAMES WILLIAMSON: Yes, you did.

ELAINE DeROSA: James --

ROBERT CLARY: You accused him of intending something when he did not intend it.

ELAINE DeROSA: That's not true.

ROBERT CLARY: I'm --

CONSTANTINE ALEXANDER: I'm going to declare a five minute recess and have people calm down a little bit. We're going to stop this hearing. It's now five of nine. We're going to resume at nine o'clock.

JAMES WILLIAMSON: Thank you.

CONSTANTINE ALEXANDER: The only way to get through this in a civil way is to get people to calm down. Take a five minute break. Go out and have a smoke. Have a pop.

(A short recess was taken.)

CONSTANTINE ALEXANDER: The recess is over. We're going to continue the hearing. And you were at -- well, you were making your presentation. Keep going.

JOHN WOODS: Yes. And again --

ATTORNEY JOHN ACHATZ: Thank you.

CONSTANTINE ALEXANDER: This woman here was making a comment.

ELAINE DeROSA: I was making a comments and all hell broke loose. Right. I just wanted to share and, again, I wanted to say, well, we just did my name and address. Working with the tenants that have been relocated and have seen the plan, I know there's a lot of, the fine tuning of it, but the layout of it and the open space that's gonna be in

the middle, we didn't get into how much square footage is coming and going. People who are going to be returning to the site and -- no, I won't be returning there because I'm not eligible, and -- to answer James's question. I'm sharing with you what people have shared with me. And I wish had I known you needed to hear directly from them, I would have encouraged more of them to come. But I just wanted to throw in that in the tweaking of what you need to tweak, the layout that's here, people are very, who are coming back because those who left get to come back first. They're just very excited about the way it is open in the middle and they have doors that are accessible so that they don't -- they can get in and out of units without the stairs

and the single hallway. So they just asked me to share that with you.

CONSTANTINE ALEXANDER: Well, clearly it seems to me the issue that we're identifying and the only issue that I've heard so far that I've heard of a serious nature with regard to this permit is the layout of the buildings. So maybe you can talk a little bit more about how you got to the layout you have before us.

JOHN WOODS: Sure.

CONSTANTINE ALEXANDER: And what you considered and disregarded.

JOHN WOODS: Sure.

And, in fact, it's a very interesting story. As we, you know, we've been searching for funding to redevelop the site since 2006/2007. So we've been working diligently to come up

with a plan that would be able to be funded. And one of the plans that we had in 2013, and David can attest to this, had a little bit more of a step back away from Rindge Avenue and, and look pretty much like what we had developed here. But as we got closer to it, in order to meet some of the accessibility requirements, which is the Massachusetts Architectural Access Board requirements, we found ourselves in the uncomfortable situation of realizing that the layouts of the units were going to create some level of vulnerability from the residents' perspective where their units would be right there on street level. So we struggled and we asked David and his team to come up with some ideas on how to better layout the spaces so that there was more

of a traditional sense of private space and public space. And what you see here was an attempt to make that happen. And what you're not -- what is not visible in some of these site plans here, is that we actually raised the interior of this site by about 18 inches, is it?

DAVID EISEN: Yeah.

JOHN WOODS: About 18 inches.

In other words, we're going to add some additional fill so that all of these units would be able to be accessed by a person in a wheelchair. And conversely over here what we've done is we've talked to the city's Disability Commission about the idea of meeting the spirit of this Massachusetts Architectural Access Board requirement, all these units will be accessible. These units over here will

be accessible, but still providing the individuals who live in these units along the perimeter with a little bit of a buffer. Three steps up. And that will much closer mirror what's out there over on Clifton and Jackson and the rest of the streets on the other side of Rindge Avenue. And, again, that was all part of an effort to say this is a place that will be lived in by individuals just like the other folks who are living in the rest of the neighborhood over there off of Rindge Avenue.

So, again, there's a lot of thought that's gone into this. And the key that we had was to try to meet the 100 -- or replace the 108 units that were squished in there at J.P. state because the units were something -- there were some

circumstances, what are there about 500 square feet for a two-bedroom apartment? That's not the way people are used to living these days. So, again, we had to find some space someplace in order to increase the size of the units and try to keep the lot sizes close as possible to what it was, something had to give. And so what that happened was that we said, okay, we can meet our -- we can get to 104 units if we go four stories over on Rindge Avenue. And that was the major reason we went that way.

CONSTANTINE ALEXANDER: How high will the new buildings be?

JOHN WOODS: David, how far?
40?

DAVID EISEN: About 40 feet to the top.

CONSTANTINE ALEXANDER: So higher than the 35-foot height requirements that we generally have in the city of Cambridge in residential structure.

DAVID EISEN: Yes. And the top floor is set back about six feet. It goes up three floors, steps back, and then goes up to the fourth floor.

CONSTANTINE ALEXANDER: And all of the new buildings will be 40 feet high?

JOHN WOODS: No, just the ones on Rindge Avenue. The ones on the interior will be about 30, 35.

CONSTANTINE ALEXANDER: Ma'am, you have a question?

NADEG CHARLES: Yes.

CONSTANTINE ALEXANDER: Give your name and address, please.

NADEG CHARLES: Nadeg, N-a-d-e-g Charles, 59 Jackson Circle. We have a problem with flooding in the federal side. I would like to know if it's going to be better on the stateside with this new --

JOHN WOODS: Yes. And we're sorry for the flooding you've experienced over there on the federal side. We're very conscious of that. We've had some borings done and so we know where the water is. The water level is lowest on Rindge Avenue and gradually -- it goes from about ten feet from where the ground level is on Rindge Avenue to about -- is it about six to four feet down?

DAVID EISEN: Yes.

JOHN WOODS: Towards the back of the site. So we're building, according

to, you know, in acknowledgement of that, the only buildings that will have full basements -- which ones? The five and --

DAVID EISEN: Each one is a very small mechanical room under -- in the basement with equipment raised up in case there is flooding. I mean, there are civil engineers here who can talk about it, that we have retaining structures, we have footing drains, we have all the provisions you need to prevent flooding.

JOHN WOODS: As Joan mentioned, the site itself, it wasn't part of the brickyard. It was on the edge of the brickyard. The brickyard condominiums are next-door. And some of the results of our testing show marine silt, is that what the basic soil conditions are over there? We feel like we're going to be

able to make sure that the flooding situation will be eliminated because we're walking into it with our eyes open. Unlike the federal side where, you know, things have changed and the situation got a little bit different.

JAMES WILLIAMSON: Now, just to clarify if I may, the basement -- the flooding typically happens in units that have basement habitable space?

JOHN WOODS: Right.

JAMES WILLIAMSON: And you're not gonna have any basement habitable space in this new proposal. Is there any currently in the current state configuration, other basement?

JOHN WOODS: Not as residential.

JAMES WILLIAMSON: So there's been no residential in the lower --

JOHN WOODS: No.

JAMES WILLIAMSON: But in part not having any basement habitable space is this flooding concern; is that correct?

JOHN WOODS: That's right.

CONSTANTINE ALEXANDER: Excuse me, the gentleman in the back has not spoken.

Give your name and address for the stenographer.

JOE STERNFELD: Joe Sternfeld, S-t-e-r-n-f-e-l-d, 175 Ridgedale Avenue. I have a very simple question about accessibility. You said these outside units had three steps up from the street. Do they have any other entrance or do people visiting in wheelchairs have to go up the three steps?

JOHN WOODS: No, that's the key effort that we made is to make the each unit will be able to be entered on the first floor on the inside of the courtyard.

JOE STERNFELD: They have an alternative entrance that's accessible, all of them?

JOHN WOODS: All of them.

DAVID EISEN: The three steps are up to a back terrace, a door that isn't even required.

JOE STERNFELD: Which is --

JOAN COUGHLIN: One bedroom person like me.

JOHN WOODS: Yes. So that was a -- one of the deciding factors at the time we had to accommodate.

SYLVIA BARNES: Hi, my name is

Sylvia Barnes. I live at 196 Harvey Street and the corner of Clifton Street. So I see Jefferson Park everyday. Several times a day I walk or I drive through there. And I think that building right out on the sidewalk is creating a wall that separating Jefferson Park from the neighborhood. Right now you're able to see the trees, you're able to see the neighbors walking by, the kids waiting for the bus or whatever, but now it's like with this wall, it's kind of, you're separating us from Jefferson Park. And they've been good neighbors and --

JOAN COUGHLIN: Thank you.

SYLVIA BARNES: -- you know, that wall is -- I don't know, it's kind of isolating them from the rest of --

CONSTANTINE ALEXANDER: That was

Mr. Sullivan's, the gist of
Mr. Sullivan's comments.

SYLVIA BARNES: Yes. And
another comment you're creating that
street. When you go down Clifton Street,
it's gridlock on Alewife and Rindge, so
the cars, like, when I'm waiting for the
light to turn, I have to wait several
times because you can't get through. So
I could see just people trying to cut
through and come down on brickworks to
avoid that -- the gridlock idea so it
might be a problem.

JOHN WOODS: Yeah, no, I
appreciate that comment because you,
there would be no value to cutting through
here because the only place you could go
is go back out to Rindge Avenue.
Brickworks, there's gonna be a wall and

a fence here separating us from the brickworks development. So there really would be no value to cutting through our development.

CONSTANTINE ALEXANDER: Have you given thought, you've heard a number of comments tonight from a Board member, from an interested person in the audience, about the impact on the streetscape on Rindge Avenue. Have you thought, your architect, alternative ways to minimize that impact?

DAVID EISEN: And can I add something? I mean, one of the whole points of running Clifton Street through is the Jefferson Park is pretty isolated from the surrounding neighborhood. There's a grid of streets. They die at Jefferson Park. So there's questions

about why are we running Clifton Street through? And there's the rendering that shows. This is anchored to the neighborhood by continuing Clifton Street through. So we feel like there was the starting point. We've had six years of design. We've had 17 meetings with residents talking about all of these issues. And one of the things people agreed on right from the beginning that was connecting Clifton Street through was a positive thing, so that this would be part of the neighborhood rather than isolating. And, you know, the -- in order to enlarge the apartments, keep the same number of apartments, have attractive green spaces, the decision was made to push the buildings closer to the street working with the planning

department. So what we felt is it's a tradeoff, we're creating a much better environment connecting Jefferson Park to the street. And, yes, they are closer to the street. This is one of the tradeoffs. We're working really hard to make a very positive environment. The ground floor is bright and open and classy. You look in the windows and you don't see walls. You look in the windows and see students and they're connected out to the street.

Six-foot sidewalk, we're doubling that. We're running a line of trees down the sidewalk. So when you walk down the street, you're walking under a canopy of trees. Where you wait for the bus, you're under a canopy of trees. You're looking at bright open windows. And,

yes, you don't have the green space in front between the existing, that are now between the existing buildings and the street. That is a tradeoff. I think we've worked really hard to improve the interior environment and understanding that we're closer to the street to get as much green as we possibly can, as much life, as much vitality. I'm the architect so I'm not giving you an unbiassed story. We've been working with the residents and tenants for six years. If there are negative impacts, we've overcome them. You have to judge for yourself how successful they are.

CONSTANTINE ALEXANDER: I put in a word what you're saying, I think, is that to improve the living experience for the residents of the Jefferson Park, the

city of Cambridge is paying a price in terms of the impact on the streetscape.

DAVID EISEN: I would disagree and, again, I'm the architect, I'm not unbiassed in this. We believe we've really worked to make this a wonderful streetscape, that's right. There is not sort of 30 feet of green space. But we feel like walking down the street, you're under a canopy of trees and you're looking through windows. It is more urban than the current situation. And, again, you'll have to judge for yourself whether that's appropriate or not.

CONSTANTINE ALEXANDER: All you're doing is widening the sidewalks and putting up some trees, that's how you're improving the streetscape for the City of Cambridge. That's not a hell of

a lot, but I think you're better -- your other point is that the tradeoff is what we're going to do in the interior for the people who live here.

DAVID EISEN: Right. And that's why the buildings are pushed up. We didn't say oh, we're going to stack them up to the sidewalk. As John said, for a number of years we had residences setback about 15 feet from the property line with green space in front. We felt they weren't appropriate housing right along Rindge Avenue. So we said let's put the resident services above ground, build up the buildings. And we didn't feel like the green space was being utilized by setting these buildings back 15 feet. We pushed them to the sidewalk and that allowed again to get a unit count back up.

We're at 96, 97, so we have 104 apartments. So there are only -- there are only four apartment reduction. So there was a sacrifice to affordable housing being provided to the people of Cambridge. Yes, there are a series of tradeoffs here. Different public goods.

BRENDAN SULLIVAN: I am totally, totally -- I'm convinced that this is an existing condition and that is proposed. And that is just so out of scale and so misleading that you can't go from this to that.

DAVID EISEN: And those are photographs of the --

JAMES WILLIAMSON: That's part of something that I brought up that I will be handing to members of the Board.

THOMAS SCOTT: Did you consider

putting the taller buildings in the back of the site and lower buildings along Rindge Avenue, was that a consideration?

DAVID EISEN: The reason that they're taller is three stories of housing on top of resident services, that's how we got there. That doesn't answer your question, but resident services on the ground floor along Rindge Avenue seem like the appropriate thing to do. And, you know, there are different ways to looking at it. We thought this is a fairly busy street, it's not -- that's the appropriate place to put taller buildings. I mean, you can argue it either way, but in the back of the site was less appropriate.

CONSTANTINE ALEXANDER: I think we've identified, you know -- I didn't

mean to cut off, Slater, and all the members of the audience. We've identified a serious of aesthetic issue here and we have a right as a Board in a Comprehensive Permit case to consider, and that is whether this project is designed in a way that adequately balances the tradeoffs; i.e. providing suitable living experience for the residents of Jefferson Park while at the same time providing appropriate streetscape for the city of Cambridge. And that's the issue before us. And I think we're going to be wrestling with before this is over.

One second.

But there are a number of people who have raised their hands. I just want to sort of put a marker.

CAROLYN MIETH: Mine was up before theirs.

JAMES WILLIAMSON: His has been up for a while.

CONSTANTINE ALEXANDER: I want people who haven't spoken.

CAROLYN MIETH: My name is Carolyn Mieth, M-i-e-t-h. I live in North Cambridge on Brookford Street not too far away from the project. But I was coming out of Clifton Street with a person in the car said, you know, when they redo Jefferson Park, all those trees and all that landscaping is going to be gone. And I had to take a deep breath literally because it's such a beautiful space and that it would be missed by the neighborhood, by the residents. I understand the design issues. I served

15 years on the Planning Board so I understand design problems, but I just hope there would be some other space to put the buildings or put the green space, the trees, that if some of them could be saved, maybe you could think about that because it would be nice not to denude the whole area of those beautiful trees.

CONSTANTINE ALEXANDER: Thank you.

CAROLYN MIETH: And someone told me that those trees were planted way back when and gave me the deer. I think perhaps this woman. And so they been there a long time. But it helped me to accept what you're going to do, what you feel you have to do.

Thank you.

CONSTANTINE ALEXANDER: Thank

you.

Ma'am.

CHERYL ANN PIZZA-ZEOLI: My name is Cheryl Ann Pizza-Zeoli, P-i-z-z-a-Z-e-o-l-i. And I'm the one of the co-chairs of the Alliance of Cambridge Tenants and we represent CHA tenants. For the past year ACT has worked very closely with the Jefferson Park state relocation committee. We worked with the relocation plan. And the committee also tried to bring in their neighbors in all of the discussions about the future of J.P. state. And it may sound contradictory but people are very attached to this place. They can't wait to get back to their homes and to this neighborhood. At the same time, current living conditions are unsafe. In fact,

there has been a mold and infestation problem that's caused the Housing Authority to take units offline. And you know that Cambridge has affordability crisis. The Housing Authority certainly doesn't want to take units offline if they can make repairs, and they tried to do that. And they came to the conclusion that they needed to do this kind of major work. And I don't want people to forget the conditions in which people are living, and they are deserving of this very high quality housing. Children have been exposed to mold, moisture, and pests and that has all kinds of social impacts for their, for the children and for the families. So I just don't want that piece to be forgotten.

CONSTANTINE ALEXANDER: Ma'am,

thank you very much.

I think the issue before us is not whether we're going to have -- we're not going to scuddle (sic) with the whole project. The question that I think, for us anyway, we're wrestling with, the audience is wrestling with, can you do a better job? Can you do a better job from an aesthetic point of view? Preserve more green space, a better streetscape, and at the same time provide new housing and better housing for the people who are living there now.

CAROLYN MIETH: Now you got me confused. Can I say one more thing? Extending Clifton Street is going to tie Jefferson Park to the rest of the neighborhood. We won't have the trees and the -- that beautiful green area, but

doing that, I think, will tie -- help to tie the neighborhoods together.

JOHN WOODS: And I -- can I just, excuse me, just one second. I wanted to reiterate that really was an important component of what we were trying to do by stretching it. And I understand that the boldness of what we're proposing here is, is a little -- it's significantly different than what exists now. But the idea, again, Ms. Barnes, you mentioned it, that we're not walling Jefferson Park off. By putting these resident service components in here on, on Rindge Avenue, we're actually sort of -- and with all this glass, we're sort of inviting people to see that Jefferson Park is an active and vibrant location. So I understand and I respect your opinion, but the

thought that went into this was it's okay to be out there.

MICHA SCHATTNER: So a wall of 300 feet.

CONSTANTINE ALEXANDER: Excuse me, sir, let me recognize you first. I want to give everybody who hasn't spoken first.

ELIZABETH PADEN: Is this public comment or questions?

CONSTANTINE ALEXANDER: Both. You can ask questions.

Your name and address as you know by now.

ELIZABETH PADEN: My name is Elizabeth Paden, P-a-d-e-n. I live at No. 6 Theriault Court, T-h-e-r-i-a-u-l-t. And I would like to speak in support of this Comprehensive

Permit. I think that this Comprehensive Permit has been well thought out using real life situations and real decisions and balances. It would be wonderful if we could have everything we wanted, but we have a finite amount of resources available for this project to be rebuilt. We have to make difficult choices between tradeoffs that have to be made in order to provide the services and quality residential housing for people. It would be nice to be able to improve the Jefferson Park Housing to make them more energy efficient. I mean, these have no energy efficiencies whatsoever right now. I would like to see this as a more family-friendly environment for people, to have direct access for children to be able to get in and out of a building

without going down long hallways. And also offers opportunities for accessibility and aging in place, which is not available now for many of these units. And I'd like to close and say that I think that the way they designed the building on Rindge Avenue does offer some buffer for residents to have an active use on that street. There is the sidewalk that's there now. You're restricted now with the physical fence, though, you do have the visual open space. This is set back so that you have, I believe, the six-foot setback from the property line plus the five-foot setback on the sidewalk. There's a very active bus stop there, especially when the high school is in session, and I think it would allow residents to have a good compromise, a

good design, a good solution in a very tight situation.

Thank you.

CONSTANTINE ALEXANDER: Thank you. Thank you for taking the time to come down.

Now, sir.

MICHA SCHATTNER: I just wanted to add that the streetscape on Rindge is you can look at it as modules, there's almost no possibilities wider than 60 feet. Most of them are built on the 50 feet scale. The typical house is 25 to 35 feet. Height is up to a triple decker height, but that's not the issue. The problem is it's a certain pace. It's a certain temp or pace that you walk along the street. And then you introduce here out of 400 feet, which is about the total

weight of the parcel, 300 feet wall, and then in the middle it's 130 feet for the eastern building, about 50 feet for the street, and another 170 feet building on the west side. That's, that's where total change of pace and tempo of the street. And that's kind of bothering because it sits right on top of the street. The previous buildings were not much smaller in case you think about it total. But they were stepped, they were -- parts were forward, parts were backward so you didn't feel that the building is leaning on you as a wall. Here, by the way, this is north facing side. At least provide, if not a total setback, at least provide some shelter for pedestrians in the winter. I mean, it's not very pleasant to be along a long

wall without any place to shelter and hide from the weather.

SLATER ANDERSON: I'd like to make an observation, and this is to Brendan's point earlier and to the point you just made about this being north facing. The shadows that are rendered on this to make it look bright and sunny, like, it's a south facing location. I'm not -- I don't know that the shadow rendering on this is really accurate. I also question the 30-plus foot trees that are shown.

I mean, are you intending to put in 30-foot trees at the outset of the project?

DAVID EISEN: This is about five years out. The landscape architect can speak about that. This is about five

years.

SLATER ANDERSON: Okay, well to me and address trees, the location of the sun isn't moving in five years.

DAVID EISEN: Right.

SLATER ANDERSON: So I think it is a little deceptive and that is going to be a large north facing wall that is going to cast a shadow over that street area. So I tend to agree with, I know you're six years into this process, that the taller buildings should have been I think located to the back and had more of a integration with the street and the pattern of volumes along the street.

CONSTANTINE ALEXANDER: Ma'am.

JOAN COUGHLIN: Okay. The one area that John and David have not touched about these two buildings, down in back

at the railroad tracks, in the 40's before the -- well, I'll take that back about the 40's. When the -- before the federal side was built, all along the track was all trees and there was a hill. The reason why the federal side of the property didn't flood that time was because it was that hill where the grass and the trees were. And the -- that hill prevented the water from going down on the tracks.

Now, you have -- when they put the federal side in, the buildings, housing cut a lot of that hill. They took all the trees out of there because the kids were hiding and doing drugs and all that stuff. We had that problem in there. That's why the trees were all cut down. But a lot of that hill was all cut, and where

brickworks is, they cut the same to make it even on Jefferson Park side. So now you've got -- remember, that was in the old city dump. That was all filled in before the buildings were built on the federal side. You've got the water coming down and you've got buildings. That's all rubbish underneath that dirt. You've got heavy rains. You know, sometimes I could go by that tracks and I could smell the garbage on a bad rainy day? That's how bad it is. They didn't, they dig down, but through all the years, that soil has eroded. Two years the soil does erode, am I right? Okay.

So, you've got this water, the water's got to go somewhere. And you can see that it goes down to the railroad tracks. So, but those two buildings,

that area where they call -- the kids used to call it The Hill, their hideout, you could very easily put those two buildings there and it would solve your whole problem and Rindge Avenue could still look beautiful.

CONSTANTINE ALEXANDER: Thank you.

JOAN COUGHLIN: That is something to look into, John and David.

CONSTANTINE ALEXANDER: Thank you. Sir.

JAMES WILLIAMSON: So, I guess I'd like to make more of my comments, comments now if that's all right?

CONSTANTINE ALEXANDER: Why not?

JAMES WILLIAMSON: And I brought a hastily put-together a presentation for members of the Board. I'm sorry, there

aren't -- I gave out some copies. And so these are polishing the apple a little bit. This is fruit from one of the trees out on the sidewalk, and one for you for your endurance.

So, first of all, to make some comments about the process, yes, more recently there's been a relocation committee that have been doing the very important work of handling the issues involving relocation of all the tenants who have all been promised, I think, all, promised the opportunity to return. It's a federally guaranteed right of return when there's this kind of disruption. So that's all about, you know, making sure that everybody gets to, you know, go back and where they're moving temporarily. And there's another

process which is, has been separate, although obviously somewhat parallel, which is the review of the design issues. And six years it sort of -- with the Housing Authority the process stops and starts and stops and starts. So there was work done six years ago. Then there was a pause, there were financing issues, then it starts up again. And it's been more recently that it got serious. And at the beginning of the process, and I think it's required by federal law, by HUD, residents were offered a choice between two architects, and those who chose to show up, showed up at the community room, and a presentation was offered by Abacus and another presentation was offered by another applicant and then the people in the room

were asked to vote. And the vote by people in the room, and I think there's a record of what the actual number was, it was overwhelmingly for the other architect's, architectural firm. But the Housing Authority went with Abacus. And they have their reasons and their explanation of why they stuck with Abacus. Some of the residents complained about previous work done at Jefferson Park by Abacus; countertops that were falling apart.

But in any case, the reason I mentioned this is because how do you think the residents feel -- and we've had another, you know, representations of what the residents supposedly think and what they supposedly feel. How do you think you'd feel as a resident when you're

invited to participate, you're asked to vote, and the choice that you express is basically -- it is ignored or the choice for the preferred architect of the Housing Authority is made.

So, that's how we began this process at least in my experience. Now I live in Jefferson Park on the federal side. I was briefly President of the Tenant Council of Jefferson Park, which includes all of the Jefferson Park. Not a lot of people vote in these elections, I have to say.

Recently I was re-elected to a position as one of two delegates to the citywide organization that was referred to, and again, I don't, not a tremendous amount of people vote, but it's, I have an interest enough in this to try to

participate in the ways that are available.

The Planning Board -- there were some comments forwarded you from the Planning Board. I was at that discussion with the Planning Board, and there were a number of things said. I was offered an opportunity to make some comments, which is sort of a little unusual at the Planning Board when they're discussing a BZA case. And then members of the Planning Board made some comments. And the comments aren't in the document, some of them, and I just like to, you know, I think the transcript will reflect this. One comment by the traffic engineer member of the Planning Board is: Why don't you make this a Green Street?

A comment from your previous

colleague Tom Sieniewicz was tree canopy is important. How about saving some of the trees? And then he said, go -- ask David and David at Abacus if they can save some trees.

Then he said how about pulling out nine parking spaces and seeing if that makes it possible to save a few more trees.

Another, the Ahmed whose last name escapes me, asked about the play areas for children. So those were specific comments that were not in the little summary of the memorandum that was forwarded to you that I think I was -- I found them really welcoming. I think there are, I agree, I'm really glad you said what you said. Nobody's trying to scuddle (sic) this project.

The question is, low income people and affordable housing, do we deserve and does -- and do we as a community deserve to have the best possible housing that we can get? And I think we do. And I think this can be better. And I think one of the things is the street. We have fads. I talked to somebody who wanted to remain anonymous who remembers when there used to be a street going through this part of Jefferson Park and it was closed off. And it was because people were driving through with stolen cars supposedly. And then they closed it off. Well, then they closed it off and they found people hiding out in the corners and doing, you know, unsavory things. And then they want to put the street through again. And although there are other reasons that

are being put forward for having a street.

I like the idea of larger units. I think that's a very popular with those residents that I've spoken with. The accessibility is important. I share the concerns about putting the building on Rindge Ave. at four stories with a widening of the sidewalk and trees that will be recognizable as trees maybe in 25 years.

The -- there are 93 trees are being cut down, and in the handout that I -- these are pictures that I took, some that I took today. And you see if -- just to quickly walk you through. You're looking down Rindge Ave. and that's gridlock.

CONSTANTINE ALEXANDER: Do you have a copy?

JOHN WOODS: His pictures? No I don't.

JAMES WILLIAMSON: I have one that you can look at if I can get it back while we're going through it.

JOHN WOODS: Sure.

JAMES WILLIAMSON: Thanks. And so that's looking back towards Mass. Ave. on Rindge Ave. You see the point that was made about the houses that are across the street, and how the context is gonna, it's gonna be jarring to have a four-story building.

And then if you flip over and the sort camera is shifting over toward where the state side, is and you begin to see, yes, it's a pretty narrow sidewalk right now. That's where the bus stop is. And you begin to see the open green space.

And then the next page is you're kind of looking to where that open green space is. The 6,000 square feet of green open space. All of that is gonna be gone.

And then you flip it over and you're -- you're further up the sidewalk looking back in the direction of Alewife. Again, seeing plantings and the fence that was mentioned, and I think that's an oak tree. That's coming down. That's gonna get cut down. And then you step back in between those two previous pictures and you're looking into a piece of Jefferson Park state across green open space and pavement area which is safe and protected for play, for kids riding their bikes, and things of that nature.

And then you turn it over and you get two giant venerable sycamore trees which

dominate the central core of this existing four buildings. And those are gonna be cut down. And then the last picture is then you head off into the sunset in gridlock heading toward Alewife Brook Parkway.

The question about the street I think is crucial here. Why is the street really necessary? Can this project -- could it conceivably be allowed to go forward now on the timeline, you know, demolition sometime in the beginning of next year, and not insist on having a street the way it's currently conceived cutting right through the middle of it? And that would make it possible to have a more generous amount of open green space to preserve the open green space. This is gonna be for

families. There's gonna be an increase in three-bedroom units of -- the exact number. Those are families. Where are the kids gonna play? There isn't gonna be play space. There isn't gonna be any play area. And I've included in this a recent unanimously adopted City Council resolution calling for an examination of the possibility of there being suitable play space for younger children somewhere in Jefferson Park. It wasn't -- it didn't -- it wasn't focussed on this particular location. But it suddenly occurred to me well, it's a nice match because there isn't meant to be. And Lincoln Way, which people talk about as being a nicely designed space, the people I talked to who yes, live on the state side who are concerned about open green space

have reported to me that their friends, and some of them are people who already have been relocated to Lincoln Way, are being told the children are not meant to play on the grass. There -- and there's no playground there and they're meant to cross over to where there's a playground next to a school. And I haven't gone and looked at it with my own eyes, but I think that's what is -- what they have in mind here. Is, you know, it's not really meant for people. The usable space isn't gonna be shared open green space for kids to play for any kind of feeling of their -- there's inevitably going to be community, but there's not going to be community space, it's gonna be this idea of having your own private address, your own private street address, and your own

private little yard or private little seating area in front of your own private little unit. Now, much of that is positive, and I think many people will -- are eager to pick their favorite unit, but I think those same people, and I've talked to quite a few of them, are concerned that every single -- this place is gonna be bulldozed. 93 trees cut down. A significant diminution of the green open space mainly it seems to put concrete in for a street and if -- I'm not convinced that it's really necessary or that this is really gonna be an improvement. And if you're -- there are other ways. If you really are committed to a street, and I haven't, I'm not persuaded, then why not put the street as I mentioned earlier? Why not put the

street where it appears where there once was a street? Where you have two sections of parking and a space where there's a dumpster, why not put the street there where -- if you're going to insist on a street, and I'm not convinced, you know, and that would be, you know, and it's on the original plan and I think the new plan, you can see where on the eastern side of this parcel, that looks like a place that would be suitable for a street. So....

And as for resident services, I think, you know, is there anybody gonna say they're not in favor of resident service? But I want to mention something, the former Cambridge Health Alliance held a clinic that was, it was at Jackson Place, part of the Jefferson

Park buildings, talk about six years, when the Cambridge Housing Authority closed the two neighborhood clinics about six years ago, they closed that clinic in that building and that building has been -- there's a cleaners in a portion of it, that building has been largely vacant for the last six years. What they did put in there, the Housing Authority, they did decide to put a police reporting station in a portion of that space. The rest of that space, as I understand it, is still vacant. People who lived there have asked could we have maybe something there maybe temporarily. They're warehousing it because maybe they're going to redo the management building and that would be a transition. You know, what do they call it, a switch space or

something. And that makes sense, but how long is it kept empty and are these spaces that could conceivably help to address the concerns that have been mentioned tonight in a way that makes for a better result, and that's what I think people want a place where their kids can play, they want a place where there are trees, places where -- people who were born when the trees were first growing, and are still living just like those trees. And the sense of loss here, part of which is I believe unfortunately necessary, but part of which I think could be, can be avoided. And I hope you'll work with everybody to see if we can find a way to do that.

CONSTANTINE ALEXANDER: Thank you.

Let me -- I want to make.

JOAN COUGHLIN:

Mr. Constantine.

CONSTANTINE ALEXANDER: Wait a minute.

If this were a regular Zoning Variance case, what we would do at this point, giving the fact neighbors have -- got questions with the design, is to suggest that you continue the case and go back and rethink the design of this layout, of this -- to address I think some very heartfelt and really good comments. Have you thought about that, about going back and taking another month or two and re-laying out this property?

JOHN WOODS: Well, you know, obviously, you know, your thoughts and opinions on this are extremely important

to us. But, again, one of the paths that we've taken here has been based on getting feedback all along the way. And these, this proposal, one of the key components of it was that we finally secured the kind of money that was necessary to make this thing happen. So we, you know --

CONSTANTINE ALEXANDER: But the money -- I'm sorry to interrupt you.

JOHN WOODS: Sure.

CONSTANTINE ALEXANDER: But the money is not -- we're not talking about spending more money.

JOHN WOODS: Sure.

CONSTANTINE ALEXANDER:
Financing is not an issue.

JOHN WOODS: No, no. But that's what I wanted to point out to you, that there is a certain clock ticking here on

the funds that are being made available both from the state and the city.

CONSTANTINE ALEXANDER: When is the midnight hour? When does the clock run out?

JOHN WOODS: We were expecting to get it into construction early 2015.

CONSTANTINE ALEXANDER: Okay.

JOHN WOODS: So, you know, and again, I would defer to David, the type of changes that you're encouraging or proposing are fairly fundamental. And, again, the thought process that we had on creating a streetscape in the middle was all very intentional. And I take issue with some of the comments that were made there. This has been thought out and the decisions made around the placement on Rindge Avenue was a way of sort of

embracing Rindge Avenue as an entrance to this -- what we consider a fairly magnificent development. And I fully understand that the opinion on the height on Rindge Avenue is, it is something that's gonna have to, that it would, is significantly different, but the idea of going on as close to the sidewalk as we have was, again, an effort to mimic what's going on on the other side of Rindge Avenue. Now, granted the height issue is one issue, but again, Rindge Avenue is developed along the sidewalk fairly close, very little front yard setback.

To your point that you're making, and I appreciate what you're saying, I think the kind of changes that you're suggesting or are proposing are significant to the development of the

project.

DAVID EISEN: Can I say something to put this into context? This is the property we have to deal with. Every square foot of this is allocated. It's allocated to maintaining what we believe is enough parking, given the parking about what it is. You have the parking. You need driveways to get to that parking. You have housing. You have private green space associated with each apartment, and you have what are actually quite generous public play spaces. The -- you do the math you could get rid of parking and get more green space. You could shrink the buildings and get more green space. If you shrunk the buildings, you'd lower the unit count. So instead of 104 families --

CONSTANTINE ALEXANDER: We understand.

DAVID EISEN: Yeah.

CONSTANTINE ALEXANDER: But the point is I never meant an architect who is not in love with his own design. Okay? Is this the only one that's possible? You mentioned parking. I don't think that's a big deal personally. In an affordable housing --

JOAN COUGHLIN: In Cambridge it is.

CONSTANTINE ALEXANDER: We can give up some parking for more green space.

DAVID EISEN: Absolutely.

CONSTANTINE ALEXANDER: The question is not to reduce the number of units, but rethink and reconfigure how you're lining up the buildings on that

property. And, you know, I haven't heard anything yet that convinces that there may not be another solution. And that's where I'm trying to think, and I also want to address the fact that you've got all these hearings as Mr. Woods said, those hearings are people who are being offered the opportunity to get better housing. Sure they're in favor of it, but there's a bigger issue before us that these folks are raising, and what some Board members are raising, is that the impact on the city of Cambridge and is there a better solution? And I haven't, I'm not convinced yet --

DAVID EISEN: Let me suggest apart from the layouts, just the pure square footage of this on the ground, you -- no matter how you arrange these

buildings, if you want to reduce the footprints of the buildings, you're gonna either reduce the number of units and make them smaller or they're going to go up.

CONSTANTINE ALEXANDER: For sure.

DAVID EISEN: So the question is is it worth pushing pieces around trying to find a better arrangement when the basic facts need to change? I think if you wanted more green space.

CONSTANTINE ALEXANDER: No, no, come on.

TIMOTHY HUGHES: But that's not the only complaint with the green space.

SLATER ANDERSON: I'd like to make one observation.

TIMOTHY HUGHES: It's been expressed from the Board here that the big

buildings on Rindge Avenue is a problem.

DAVID EISEN: Right.

SLATER ANDERSON: Are you going to talk about flipping 180 degrees? Because those buildings are similar square footage.

TIMOTHY HUGHES: I was going to say --

SLATER ANDERSON: You take this and flip is over like this, okay? That plan is there, the buildings are in the back. I mean, it's, you know, simple.

TIMOTHY HUGHES: Exactly that's what I was just going to say.

JOAN COUGHLIN: Pretty smart, buddy. Pretty smart.

BRENDAN SULLIVAN: But, you know, John you said to mimic what was on the other side of Rindge Avenue. That

was all built prior to Zoning and at some point they decided that's not a good idea. That's why we have front yard setbacks. That's why we have this book. So to mimic a bad thing all we're doing is replicating an error. And again, we're creating a canyon. I will absolutely -- I'm 100 percent for redoing Jefferson Park and I think the units are going to be wonderful and the people love them, so on and so forth. I'm 100 percent in favor of that. I'm 100 percent opposed to this plan.

CONSTANTINE ALEXANDER: Frankly we could go on forever. I'll give you a chance to speak, Ma'am. I know you had your hand up.

I'm of a mind to make a motion to continue this case to a date in the future and give you folks a chance to rethink

this. Because you're hearing some very heartfelt, and I think very well thought out comments that I haven't heard really a good rebuttal to in this meeting, in my judgment. Other members of the Board might feel differently. But anyway, before I make that motion, I want to recognize some people who haven't spoken. She was first, sir, and you will be next.

JANE HANNON: My name is Jane Hannon, Seven Woodrow Wilson Court, Cambridge. I'm also the public housing Co-Chair of the Alliance of Cambridge tenants. I'm also somebody who was born here in Cambridge and so I've been around a long time. And I keep hearing constantly the idea of streetscape and what is this doing, what its impact to the city of Cambridge? And there's been a

lot of impact to the city of Cambridge over time. Some I disagree with completely. I was very happy when they buried the dump and the Red Line dirt and turned it into a park.

JOAN COUGHLIN: It stunk, didn't it?

CONSTANTINE ALEXANDER: Please.

JANE HANNON: And turned it into a park, which improved the liveability in my mind of Cambridge. Everybody's talking about tradeoffs and the five square miles of Cambridge has more and more people who live (inaudible), and there's no reason to argue about streetscapes or the impact of a street on the city unless you're talking about the streetscape for the people who live there. And that if there's no people to

live there, does it really, really have an impact to the city? And it would be wonderful to have meadows. I would love that. However, that's not gonna happen. And the same way that I remember Rindge Avenue is a place that you can cross over, that you didn't need a crosswalk, you didn't need a red light, you could go across Alewife, that has changed. And I think that to make this canyon of Rindge Ave., it's not my desire in life, it's -- but it creates an environment. It creates a neighborhood that people actually use in this day and age. And that, yes, there's all sorts of transportation links. There's the Alewife Station, there's the Rindge Ave. bus. That those links are now linking people into a very busy spot. We can all

remember when W.R. Grace was there. I mean, you want to go back that far? So I just, I really think that -- and talking about whether or not to have canyons or is Clifton Street going in the right direction? Or is it four stories or three stories or 10 feet or 15 feet, we're ignoring the fact that people use the space both up and down Rindge, back and forth, and the people who actually live on either side. So, thank you for listening to me.

CONSTANTINE ALEXANDER: Thank you for taking the time to come down.

RICHARD CLARY: I would like -- my name is Richard Clary, 15 Brookford Street. I just assume not tell you that, but I'm told I have to tell you that again.

CONSTANTINE ALEXANDER: We know who you are.

RICHARD CLARY: And I'm Chairman of the North Cambridge Stabilization Committee. I want to address a procedural situation. When next we meet, I hope that these two gentlemen will be seated there so that they will be required to speak to the reporter and to Mr. Sullivan and to the rest of you, and project their voices in a way that the public can hear them. That won't cost a penny. Not a penny of the free cash that we have.

Secondly, you are being obstructed by that fan. That --

CONSTANTINE ALEXANDER: We can't turn it off.

RICHARD CLARY: Please, can you

put that fan on? It will be just as cool
and we'll hear a lot better.

CONSTANTINE ALEXANDER: It's not
our decision.

RICHARD CLARY: It's not a penny.
Not a penny.

CONSTANTINE ALEXANDER: It's not
our call.

RICHARD CLARY: Give me the name
of the person to call --

BRENDAN SULLIVAN: Richard
Rossi.

RICHARD CLARY: -- and I'll call
him.

BRENDAN SULLIVAN: Richard
Rossi.

CONSTANTINE ALEXANDER: I mean
your point is well taken --

RICHARD CLARY: Can you tell me

that these gentlemen will be -- when they next address us, will address us in a way that we can hear what they're saying?

CONSTANTINE ALEXANDER: That's a fair comment.

RICHARD CLARY: Your present situation is like the Roman Catholic sacrament of confession --

CONSTANTINE ALEXANDER: I got the comment.

RICHARD CLARY: -- where the penatence whispers to the priest and the congregates are quite properly excluded. Excluding us from your conversation is not in anyone's interest.

CONSTANTINE ALEXANDER: We agree with that. We're doing the best we can to try to do that. As you probably --

RICHARD CLARY: Can you assure me

that these gentlemen will be projecting their voices next time.

CONSTANTINE ALEXANDER: We'll do the best we can. Thank you very much.

RICHARD CLARY: Now I have one more thing to say about the substance. I understand what that lady is saying. But the architect has said -- indicated that they're dealing with one piece of property. Well, of course they're not dealing with one piece of property, there is a world beyond Rindge Ave. And Mr. Sullivan has articulated in the very words that our meeting used, the canonization and the total ignoring of the other interests here which have been properly discussed by everybody else. I don't have to go into them anymore, except to say that this is a 380-year-old street

entirely inadequate for what it's being made to do. And the present greenery there is glorious as you can tell from those photographs, and I hope that -- and you can talk to Mr. -- the gentleman from Abacus for the next 20 years about changing it, he will not change it. He wants to get through, he and his colleagues want to get through this painful process and start on their interest. And the only body that can stop them is you.

CONSTANTINE ALEXANDER: Thank you.

I'm not going to recognize you at this point. I'm not going to recognize you.

I want to renew my suggestion --

JOHN WOODS: Excuse me, I was

going to suggest also probably something that you're going to be suggesting, that we spend sometime making some adjustments to our plan to incorporate some of the comments that have been made here. I would ask, and I say this on behalf of the Housing Authority, if we could continue this as -- and get us back to the table as quickly as possible with some effort on our part to make some changes when we come back here to acknowledge that we've heard what you've said. And, again, and my emphasis is on the timing simply because of the money involved.

CONSTANTINE ALEXANDER: Well, you -- that's exactly where I'm going to go. I don't know how much time you think you need. And I would also suggest that between now and the time we reconvene,

assuming we continue the case, that you have a meeting, an open meeting with the people in the project. Not the people who are -- who are going to get new units, but the people who are sitting here tonight, and have a little dialogue and a feedback before you come back to us with new plans.

So, I think we've --

JOAN COUGHLIN: Well, this is important to what David said about an area that he -- he left a part out that that Cambridge Housing planning on doing and he -- I don't know if he's aware of it. Where the health center was. Like Jim said, six years ago, somebody came to -- in the community room and had a meeting with us and the idea of that building was to take the office and the

community room where it presently is and move it up to the community -- to where the health center is and take the community room and the office down and build extra housing units there where people can have, afford to live. That -- we never heard any more about that.

CONSTANTINE ALEXANDER: Thank you.

JOAN COUGHLIN: It was like put in the back closet.

CONSTANTINE ALEXANDER: Okay. Thank you very much.

JOAN COUGHLIN: But another way --

CONSTANTINE ALEXANDER: Thank you. Enough, enough, please. You know?

JOAN COUGHLIN: Well, she can

talk about something with you when she was a kid, but I can't talk about Rindge Avenue when I was kid? That's not fair. That's not --

CONSTANTINE ALEXANDER: What would you like to do?

JOAN COUGHLIN: That's not being kind to somebody old. I'll be 68 years of age this November.

JOHN WOODS: Well, I'll -- the next meeting is --

JOAN COUGHLIN: You're not the only --

BRENDAN SULLIVAN: Okay.

CONSTANTINE ALEXANDER: Not the next meeting. You're going to need more than two weeks.

JOHN WOODS: I think about probably 30 days will get it done.

CONSTANTINE ALEXANDER: So
September 18th? We have a meeting on
September 18th.

JOHN WOODS: I appreciate that.

CONSTANTINE ALEXANDER: And, you
know, we're not looking for you to just,
by the way, I'm going to make a
suggestion, you know, not a little change
here, a little change there.

JOHN WOODS: No, I know.

CONSTANTINE ALEXANDER: You want
to rethink this. You better have a
meeting in the next 30 days after you've
rethought it, with neighbors, with the
group, before you come back before us.
Okay?

JOHN WOODS: Yes.

CONSTANTINE ALEXANDER: Any
members of the Board --

SEAN O'GRADY: You're jammed up on the 18th.

CONSTANTINE ALEXANDER: What's the next one?

SEAN O'GRADY: As a matter of fact, October 2nd is the next one.

CONSTANTINE ALEXANDER: This is a case heard so all of us have got to be here. Can you be here?

SLATER ANDERSON: I'll be here.

CONSTANTINE ALEXANDER: Is that okay with you?

TIMOTHY HUGHES: I'm going to look for something better to do, but right now it's open.

CONSTANTINE ALEXANDER: Tom?

THOMAS SCOTT: I'm here.

CONSTANTINE ALEXANDER: Okay.

The Chair moves that this case be

continued until seven p.m. on October 2nd on the following conditions:

That the posting signs that you put up have to be modified. With a magic marker, change the date and the time. Date, October 2nd. Time, seven p.m.

That you have to sign a time -- a waiver for time for decision.

And then to the extent you are going to have modified plans, they must be in our files no later than five p.m. on the Monday before October 2nd. That gives us as a Board and the citizens of the city an opportunity to examine them and to think about them in advance of the hearing. Makes for a more productive hearing.

JOHN WOODS: Yes.

CONSTANTINE ALEXANDER: The

final condition, you make a good faith effort to hold a meeting, at least one meeting, with these new plans or modified plans with the concerned parties and the details of which you are to work out, as to where and timing and all that, but I do want to have you have that meeting. Because I think it will facilitate our discussion.

JOHN WOODS: Okay.

CONSTANTINE ALEXANDER: And make your life perhaps easier. Maybe not.

Okay.

All those in favor of continuing the case on this basis say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Case continued. We'll see everybody on October 2nd.

(Alexander, Hughes, Sullivan,
Scott, Anderson.)

JOHN WOODS: Thank you for your
time.

CONSTANTINE ALEXANDER: Take out
the conditions to sign a waiver of
condition. We don't need it.

* * * * *

(10:05 p.m.)

(Sitting Members Case #BZA-004515-2014:
Constantine Alexander, Timothy Hughes,
Brendan Sullivan, Thomas Scott, Slater
Anderson.)

CONSTANTINE ALEXANDER: For
those of who can't hear very well, come

forward. And the words of Martin Luther King, Jr., "Free at last, free at last, thank God almighty, we're free at last.

BRENDAN SULLIVAN: Gus, is there anybody interested in J.F.K. Street?

CONSTANTINE ALEXANDER: Before I call the next case, one of the cases later in our agenda is 53 J.F.K. Street which we're going to continue as well.

If anyone is here -- are you here for that case?

TIMOTHY HUGHES: 54.

CONSTANTINE ALEXANDER: Sorry. If I had known, you didn't have to stay. I take it you're going to have to continue the case because you didn't post a sign?

ATTORNEY JAMES JACOBS: It did get posted but the cleaning people --

CONSTANTINE ALEXANDER: That's

your job to keep the cleaning people away from the signs.

ATTORNEY JAMES JACOBS: We know.

CONSTANTINE ALEXANDER: So we're going to continue this case. We'll do it right now. Well, no, you don't have to stick around. We'll take the other cases and when it comes up, we're going to continue it until?

SEAN O'GRADY: October 2nd. Hang on a second. I don't want to continue anything else to that day. We can do them next time around, September 4th.

CONSTANTINE ALEXANDER: We'll have time? We have to get the sign for two weeks. That's three weeks from now.

ATTORNEY JAMES JACOBS: Is it consecutive or cumulative?

TIMOTHY HUGHES: 14 days prior to the meeting.

CONSTANTINE ALEXANDER: Yes.

SEAN O'GRADY: Yes, so the sign's up now?

CONSTANTINE ALEXANDER:
September 4th. Okay, I got to open the case up. We will do this. Thank you, Tim, for doing that.

The Chair will call case No. 004515, 54 J.F.K. Street.

The Chair would report to the Board that the Petitioner has not maintained the sign in accordance with the requirements of our Ordinance; namely, 14 days. And so we will not hear this case tonight. We'll continue it until seven p.m. on September 4th subject to the following conditions, and make sure you

have these conditions, sir.

One is you make sure that the sign, cleaning people no cleaning people, stay in that window for the 14 days. Modify the sign that you have now, scratch out whatever the date is to put in September 4th, change the time to seven p.m. that's condition No. 1.

I don't think you're going to submit modified plans or the like, but if you do, you have to get them in our files by the Monday before September 4th.

And, lastly, that you have to sign and maybe you already done it, a waiver for a time for decision.

ATTORNEY JAMES JACOBS: If you provide that.

CONSTANTINE ALEXANDER: Sign it right there.

ATTORNEY JAMES JACOBS: Great,
thank you.

CONSTANTINE ALEXANDER: All
those in favor of continuing the case on
this basis, say "Aye."

(Aye.)

(Alexander, Hughes, Sullivan,
Scott, Anderson.)

* * * * *

(10:10 p.m.)

Sitting Members Case #BZA-004448-2014:
Constantine Alexander, Timothy Hughes,
Brendan Sullivan, Thomas Scott, Slater

Anderson.)

CONSTANTINE ALEXANDER: We're going to call case No. 004448, 7-9 Kinnaird Street. You want something very controversial, too, I think?

DAVID SALOMON: It involves property lines, yeah.

ALLISON CRUMP: We have three or four hours to get out of here.

CONSTANTINE ALEXANDER: Okay. You're looking for a Variance to reconstruct some stairs.

ALLISON CRUMP: My name is Allison Crump, 9 Kinnaird Street.

DAVID SALOMON: And David Salomon, S-a-l-o-m-o-n, 9 Kinnaird.

ALLISON CRUMP: We currently have stairs that lead to our house, they're deteriorated. We would like and

our tenants would like to continue to have stairs that lead to our house, but we have a conflict between the Zoning Code and the Building Code.

CONSTANTINE ALEXANDER:

Technically the way -- your problem is you're supposed to have a ten-foot setback in the front. And you right now -- your current stairs are only four feet, and the new stairs, actually, will be only three feet from the street.

That's the technical issue similar --

ALLISON CRUMP: We understand that.

CONSTANTINE ALEXANDER: This is just for THE record.

On the left side, actually, you're going to improve the situation. You're only now four feet, eight inches when

you're supposed to be seven feet, six inches and you're going to go to six feet, five inches. So you're still going to intrude on the left side setback but not as badly as before.

You have a compelling reason; namely, your stairs are in very bad condition and you'll improve the safety for yourselves and your tenant. That's what it's all about.

ALISON CRUMP it's a five-family building.

CONSTANTINE ALEXANDER:
Five-family building?

ALLISON CRUMP: Yes.

CONSTANTINE ALEXANDER: Your tenants plural?

DAVID SALOMON: Tenants.

CONSTANTINE ALEXANDER: I don't

think there's more for you to say unless you want to say more.

Questions from members of the Board?

(No Response.)

CONSTANTINE ALEXANDER: Anyone here wishing to be heard on this matter?

(No Response.)

CONSTANTINE ALEXANDER: No one apparently wishes to be heard.

There's no correspondence in the file as I recall. No.

Okay. I think we're ready for a motion?

TIMOTHY HUGHES: I am.

CONSTANTINE ALEXANDER: The Chair moves that we make the following findings with respect to the Variance being sought.

That a literal enforcement of the

provisions of the Ordinance would involve a substantial hardship to the Petitioner. Such hardship being that they would be forced to deal with stairs that are unsafe and I don't think Building Code compliant.

ALLISON CRUMP: Right.

DAVID SALOMON: No.

CONSTANTINE ALEXANDER: That the hardship is owing to the fact that the structure is currently non-conforming. And so any modification to the stairs requires Zoning relief.

And that relief may be granted without substantial detriment to the public good or nullifying or substantially derogating from the intent and purpose the Ordinance.

In fact, what is being done will

bring this the property in compliance as to stairs anyway with the Building Code, and has a minimal impact, if any, impact on the streetscape or the city of Cambridge.

So on the basis of these findings, the Chair moves that we grant the Variance being sought on the condition that the work proceed in accordance with the plans submitted by the Petitioner.

These got to be final plans.

DAVID SALOMON: They are.

ALLISON CRUMP: Yes, they are.

CONSTANTINE ALEXANDER: They're numbered A1 -- they're prepared by Baron, B-a-r-o-n and Associates. They're numbered A1, A3, A4, and A5. I don't have A2, but anyway it's not here. And they've been initialled by the Chair.

All those in favor of granting the
Variance say "Aye."

(Aye.)

CONSTANTINE ALEXANDER:

Variance granted.

(Alexander, Hughes, Sullivan,
Scott, Anderson.)

* * * * *

(10:15 p.m.)

(Sitting Members Case #BZA-004453-2014:
Constantine Alexander, Timothy Hughes,
Brendan Sullivan, Thomas Scott, Slater
Anderson.)

CONSTANTINE ALEXANDER: The
Chair will call case No. 004453, 2 Bond
Street.

Is there anyone here wishing to be
heard on this matter? You're not Jim
Rafferty.

ATTORNEY SEAN HOPE: No, I'm in
his place this evening. Good evening,
Mr. Chair, members of the Board. For the
record, attorney Sean Hope, Hope Legal

Offices in Cambridge. I'm here tonight on behalf of Mr. Rafferty as well as the Petitioners. To my left, I have Mrs. Celeste Fossel.

Can you spell your name for the record?

CELESTE FOSSEL: C-e-l-e-s-t-e
F-as in Frank - O-S-as in Sam - S-as in
Sam - e-l.

ATTORNEY SEAN HOPE: And also I have Mr. Eric Fossel, both co-owners of the property.

So this is an application requesting Zoning relief to construct a covered porch on the second story of a pre-existing non-conforming structure. This is a 5600 square foot lot located in Res B, and the actual structure itself is a little bit larger so the overall FAR is

about 1.03 in terms of the lot.

The requested relief is approximately 84 square feet, so it's small in nature. And the reason for the Variance is because the structure being built is sided in the side yard setback, as well as the structure is over the allowable GFA. So any additions in that property would require Zoning relief.

Additionally with the porch there is a window that is in the setback. So that also requires a Special Permit. And that is kind of a summation of the Zoning relief requested. I just like to point out a couple of highlights for the Board.

Along the Bond Street side where the principal entrance is, the setback is about 3 almost, 3.1 feet. So it is a close setback. Often times when the

Board is reviewing additions, they often look at privacy issues for the abutting property. In this case the applicants on the side where the three-foot setback, they have a ten-foot easement for a driveway. Adjacent to the ten-foot easement is a three-car parking garage, and then closest structure to that is probably another 40 feet away. So in terms of privacy issues, if the Board were to grant this addition, which is a covered porch, and it's not closed so there would be screens on the three sides. There's not going to be privacy issues. This is not a case where they're looking into anyone's backyard or any privacy.

Additionally, there is an existing doorway there and Mrs. Fossel can speak more to that. So this is a Queen Anne

Victorian home, and I believe there has been three owners, these being the third owners. And so if you look at the structure on that left side, and I'm sure some of the Board members went there, there's a covered entryway and the proposed porch is above that. And there's a door there. And so when they were looking -- this wasn't put there, this one has been historically there. And they looked at the historical records, they couldn't find a picture of what that would be like, it would have been helpful to us. It was pretty clear there was some type of balcony or some use for that entrance there. So part of their purchasing the house is restoration. It's a grand house. There's a lot of work and they can talk

about the different details that needs to be done. So by granting this, this would actually be somewhat restoring this portion of the house to what it was. We don't have a picture so I can't say what we'd replicate, about the idea of the functionality.

Also in terms of the appropriateness, you know, this is a close setback and I know the Board also takes that into account. Under Article 8, 8.22.1h, they do allow for additions for one and two-families to be within the setback as long as they're not violating any other dimensional requirements of the Ordinance. In this case because we're doing a covered porch, we wouldn't be violating that, so we can't go with Building Permit to pursue that. Just

with the appropriateness of the setback, the Board does permit these type of additions. The idea would be that it would be a sleeping porch. And so to bring that back, the covering is necessary to be able to utilize that as well.

And lastly, the size of porch was taken into account, the existing entry landing that is covering, that's there now, I don't know the exact dimensions, but the proposed covering is less than that. So they're not trying to build out the full square footage of the roof below, but they're just, just sufficient to be able to have this screened-in porch. There's also a window that's adjacent to where the porch was. And if they actually try to use the full footprint of

the entrance below, they would be blocking that window. They're maintaining the window on that side. They're only asking for enough room to essentially build that porch out. I think the point I'm trying to make is that they're not trying to take advantage of that full footprint.

CONSTANTINE ALEXANDER: This is going to be a sleeping porch, but it's going to be screened? Where is the privacy the people who sleep on the porch?

CELESTE FOSSEL: I'm sorry, pardon?

CONSTANTINE ALEXANDER: What's the privacy of the people who sleep on the porch?

CELESTE FOSSEL: There would be shutters inside. Yeah, absolutely.

It's wooden shutters.

ATTORNEY SEAN HOPE: And I think the point is by not having walls, you want light and air to come in. That's the big advantage of that so the shutters would provide some privacy.

CONSTANTINE ALEXANDER: You anticipated a question that I would ask. Since I visited the property, what is that door doing over there? I mean, I guess you answered it. Who knows, but it's there and you wanted to make sort of use it by putting -- by enclosing the porch.

CELESTE FOSSEL: Yes, it probably was --

CONSTANTINE ALEXANDER: It probably was some --

CELESTE FOSSEL: 1890 and all of the houses that are in the vicinity were

in the same time period and they all have them with the exception of the one right next-door to us, Coby Kemful (phonetic) developed and he took out that one. But it was exactly directly -- it was a mirror image to the location of our door to nowhere.

BRENDAN SULLIVAN: Yes, the idea of sleeping porch designation is really a throw back to another era.

CONSTANTINE ALEXANDER: I know it certainly is. You and I are old enough to know that.

BRENDAN SULLIVAN: Before AC and it wasn't because you did something bad and you had to go outside to sleep. But anyhow.

CONSTANTINE ALEXANDER: For the record, by the way, I want to get the FAR

issues because it is significant and you're currently at 1.02 in a 0.5 district, which is twice. And you're going to go to 1.03, a slight increase because you're not adding a lot of FAR. But it is a not slight departure from our FAR requirements, it is significant. Although you've -- in the bigger scheme of things it's not a lot in terms of the impact on the city or the use of the lot. And apparently there are no objections. I don't think we have any letters pro or con in our file.

Any further comments?

ATTORNEY SEAN HOPE: Just the fact that it's a pre-existing non-conforming structure because of the sides and the setback, so that any change, whether it was appropriate or not, would

require relief. But I think the size and the scale of this is appropriate and it would allow for kind of restoration of this piece of the house I think important to the Petitioners that because of the adjacent developments, that portion of the house actually gets the most natural light. I mean, there were some heavily developments that changed that. So for the occupant it is more than significant just to have a sleep-in porch but to be able to take advantage of that and I think that is significant as well.

CONSTANTINE ALEXANDER:

Questions from members of the Board?

(No Response.)

CONSTANTINE ALEXANDER: I'll open the matter up to public testimony.

Is there anyone here wishing to be

heard on this matter?

(No Response.)

CONSTANTINE ALEXANDER: No. I don't think -- there appear to be no letters pro or con in the files. So unless you have any further comments, Mr. Hope?

ATTORNEY SEAN HOPE: No.

CONSTANTINE ALEXANDER: I'm going to close public testimony.

And discussion by the Board or are we ready for a vote?

BRENDAN SULLIVAN: All set.

TIMOTHY HUGHES: I'm ready for a vote.

CONSTANTINE ALEXANDER: We're ready for a vote?

As Sean as pointed out, we have two votes. We'll take one with regard to the

Variance we're discussing so far. And the other is a Special Permit to locate a window in a setback.

With regard to the Variance, the Chair moves that we make the following findings:

That a literal enforcement of the provisions of the Ordinance will involve a substantial hardship to the Petitioner. Such hardship being that the Petitioner would like access to a sleeping porch, sleeping arrangements, and be able to use a door, a doorway to nowhere, that currently exists on the structure.

The hardship is owing to the fact that this is a non-conforming structure. And, therefore, any modification requires Zoning relief.

And that relief may be granted

without substantial detriment to the public good or nullifying or substantially derogating from the intent and purpose of this Ordinance.

As it should be, as is obvious, the nature of the relief being sought is very modest in scope, and that there appears to be no neighborhood commentary one way or another.

And that privacy issues, which sometime can be affected, are not called into play here given the way the house is sited on the lot, and the other structures that are closest to the lot line or the other developments or uses of the land closest to the lot line where the sleeping porch will be located.

So on the basis of all of these conditions, on these findings, the Chair

moves that we grant the Variance being sought on the condition that the work proceed in accordance with the plans A1-A2 initialled by the Chair. They've been prepared by John Minton, M-i-n-t-o-n. And they're dated June 18, 2014.

All those in favor of granting the Special Permit -- sorry, granting the Variance, please say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Five in favor. Variance granted.

(Alexander, Hughes, Sullivan, Scott, Anderson.)

CONSTANTINE ALEXANDER: You've already touched on the Special Permit. Do you want to add anything more?

ATTORNEY SEAN HOPE: No.

CONSTANTINE ALEXANDER:

Comments from members of the Board?

(No Response.)

CONSTANTINE ALEXANDER: Anyone here wishing be to be heard with regard to the Special Permit?

(No Response.)

CONSTANTINE ALEXANDER: No one wishes to be heard.

I think we're ready for a vote.

The Chair moves that we make the following findings with regard to the Special Permit being sought:

That relocating this window will not cause congestion, hazard or substantial change in established neighborhood character or impact traffic generated or patterns of access or egress.

That the continued operation

or -- of, or the development of adjacent uses will not be adversely affected by the proposed window.

That no nuisance or hazard will be created to the detriment of the health, safety, and/or welfare of the occupant or the citizens of the city.

And that the proposed relief for the Special Permit will not impair the integrity of the district or adjoining district or otherwise derogate from the intent and purpose of the Ordinance.

On the basis of this, on these findings, the Chair moves that we grant the Special Permit being sought on the condition that the work proceed and again in accordance with the plans with respect to the Variance, two pages A1-A2 and have been initialed by the Chair.

All those in favor of granting the
Special Permit say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Five in
favor. Special Permit granted.

(Alexander, Hughes, Sullivan,
Scott, Anderson.)

CELESTE FOSSEL: Thank you.

CONSTANTINE ALEXANDER: Good
luck.

* * * * *

(10:25 p.m.)

(Sitting Members Case #BZA-004455-2014:
Constantine Alexander, Timothy Hughes,
Brendan Sullivan, Thomas Scott, Slater
Anderson.)

CONSTANTINE ALEXANDER: The
Chair will call case No. 004455, 109
Grozier Road.

Is there anyone hear wishing to be heard on this matter? This too is a Variance and a Special Permit.

ATTORNEY SEAN HOPE: That's right. Good evening, Mr. Chair, members of the Board. For the record, attorney Sean Hope, Hope Legal Offices in Cambridge. I'm here tonight with one of the owners.

NATALIE BEAUMONT: Natalie Beaumont, B-e-a-u-m-o-n-t. And my daughter Emma.

ATTORNEY SEAN HOPE: And we also have project architect Alex Svirsky.

ALEX SVIRSKY: I'll spell Svirsky. S-v-i-r-s-k-y.

ATTORNEY SEAN HOPE: This is an application requesting the Variance and a Special Permit to convert an existing

attic into bedrooms and a bathroom or a living area of the home. This property is on a cul-de-sac, and it is a two-unit condominium. The proponents own the second floor and have exclusive rights to this attic space as well. Before we get into the merits, just to give the Board a little bit of background. The Beaumont-Smith family moved to Cambridge about eight years ago. They have two children, both who attended the Cambridge public schools, and now one who is starting in high school. Emma is starting the eighth grade. And it moves their home, the condo, and started doing renovations bringing the house up to modern standards. About five years after living there they recognized that they were going to soon be outgrowing

their home. The daughters will now share a bedroom. They're going to be going into high school and they had this feeling that they are going to try to expand. They were all anticipated. And so probably for the last three years they have been going around to the community and they actually retained an architect, and they have been working on a plan that would have neighborhood support that would allow them to be able to grow and remain in place. The initial plans which the architect can tell you were much grander. They had ideas to have a much bigger third floor. And through neighborhood feedback, and you'll see what the letters of support in the file, they actually fine tuned their plan and you normally don't see three years of

outreach, but this is what it took to be able to get basically the consensus they've been able to get over this, this current design. So, the essence of this is to be able to have each of the daughters to be able to have their own bedroom and the additional living space.

On one side of the property where the setback is closest, they actually are raising the roof. And on the other side of the property the other setback they're actually adding a dormer that actually accordance with the dormer guidelines.

CONSTANTINE ALEXANDER: No, they're not. Only as to length, but not as to setback from the gable in the roof or from the face of the roof line. So you've flunked two out of the three tests for the dormer guidelines.

ATTORNEY SEAN HOPE: I'll let the architect address that. One, we're mindful of the guidelines. As you said, they're guidelines, a balancing. One of the issues that, the reasons for the siting of the dormer on the left side was because of shadow. And that was a big part of figuring out where to put the dormer and then to raise the roof was because of the shadowing and the impact on the abutter.

CONSTANTINE ALEXANDER: You know, one thing I have to make an observation. Typically we get, you know, we get a lot of cases where people want to put dormers up and increase the size of the structure for additional living space. Generally they're people with young kids, and so they need that

living space for the next 10 or 15 years. You've got two high school kids. In three or four years you don't need that space. They're going to be gone. And the city is going to be left with a structure that's not permitted, even bigger than it is now. And now it's bigger for the lot and for our Zoning Ordinance. It's a little bit of a troublesome case situation.

ATTORNEY SEAN HOPE: Sure, I'd like to speak to that. And as the Board knows, this is a two-unit condo. Although the overall GFA is greater than the lot. If you took what their square footage, even with the additional requested relief, they would be at a 0.43 and a 0.50. Now, I understand that Zoning looks at the whole building, but

I do think it's relevant in terms of the size of the space and what they're asking for to meet their needs. I think if they had the whole structure, it would be very hard for them to come and say we need more square footage. But I also think it's relevant that, you know, they decided to raise their family here and they wanted to stay here. And I think, you know, four years may seem like a short time, but I think they've been living and sharing a bedroom for quite sometime. So, I understand your point, but I still think it's significant, that it's not just about them going to college. They've committed themselves to Cambridge. They're going to want to come back. They also have some family that's overseas, and they have family that comes to visit.

When they come to visit from -- where are they from?

NATALIE BEAUMONT: From Australia.

ATTORNEY SEAN HOPE: From Australia. They're not coming for a weekend. They're coming for a considerable amount of time. I think that's part of the consideration for being able to create a home. They don't see this as a four year stint. They've been in Cambridge, Cambridge public schools since they've been in Cambridge and they plan to stay here. I definitely think that their living situation quarters are cramped. I think we're asking for 418 square feet. But I also think it's important, and the architect can talk about this, a lot of times when

you see dormers and massing, you often see that towards the front of the street.

And have you noticed that the raising of the roof and the dormer are shifted to the middle and the rear of the property?

They're trying to be sensitive to the streetscape. This is a cul-de-sac. So that pushing it back. They also have a generous rear yard if you look. They have over the 25 feet, so that the most logical place, and I'll let the architect speak to that, really was toward the middle and toward the rear. So I think the appropriateness of the square footage that they're adding. And I also think and looking at the boards, you look at the cross section and, Alex, jump in. They really only try to raise the roof and add the dormer on the one side. Really

sufficient enough to be able to have that living area. As I said, they only really look to the middle rear portion of that structure. And it might be helpful also to hear kind of a thought process of how we got to this point and how the project was scaled back from the original proposal.

Alex, do you want to kind of walk the Board through?

ALEX SVIRSKY: Sure.

And so as you can see from those photographs, this is a typical two-story, two-bedroom on each floor house. 1300 square feet on this floor for them. And that includes the front porch and the rear porch. And the attic is very shallow, 76 inches.

CONSTANTINE ALEXANDER: What's

shallow? I'm sorry.

ALEX SVIRSKY: 76 inches.

CONSTANTINE ALEXANDER: What is
76 inches?

ALEX SVIRSKY: Oh, the attic.

SLATER ANDERSON: That's from
the bottom of the ridge?

ALEX SVIRSKY: Right, the inside
space. The six, foot two. Definitely
not enough, enough to just stand for there
but not able to move.

And not enough to construct anything
habitable. So the question was what do
we do? Do we raise the whole roof and,
again, the front would look very
different from the four other houses that
are two across the street and one next to
there. The process started three and a
half years ago. And as we look at

everything that is available to the owners, we started with this massive third floor addition on the set of the attic and then scaled it down to what it is right now because of the comments from all the neighbors. And we believe that what we are doing right now is the bare minimum in order to first justify the costs and then continue to live in this space. Because as I heard you said, that the girls are almost grown up. Yeah, we started when the girls really needed it. It took us three years to get here. And they do need that space. And I believe that if we build this, this is gonna be a very functional unit.

The space as we started, we started with two bedrooms for two girls on the third floor where the parents would

remodel the two bedrooms on the second floor. I think we're ending up right now where the girls would take over the bedrooms on the second floor and the parents would move upstairs where this larger space would become a bedroom and they most likely would open this area to have some sort of an eating area in here so that can be converted to a guest room when the relatives arrive, but actually a part of the room itself. The room is not very large. It's twelve-and-a-half-by-sixteen-feet. A good size for a bedroom, but not a luxurious by any means.

The reason for this skewed design is that the neighbors on the left opposed any addition. And I don't know if you have the shadow study, but we got the shadow

studies that show that the current design has very minimal effect on the building next to us. And that is really the only building that's affected by our structure. The houses to the right are further away because this is now, we are facing -- we don't have the same -- the side neighbor. We have a neighbor who abuts us with their rear yards. So there is an ample space between us and the neighbors on the right. In addition that the land slopes up about seven to eight feet so that the houses to the right are well above. I don't think it's anywhere on the drawings there.

But in some of the pictures you can see that this house is up above the -- it's about three feet here.

So there's a picture here -- so this

is the -- this is the wall on the right. So that house above and then the further houses even higher up than that because it's closer to the Huron Ave.

As you can see in the shadow studies, in the summer the left neighbor is practically not affected. And the summer is right here. The spring and fall are minor. And this is the worst condition, just part of the first floor. And this is midday. So the worst part is in the winter. You can see in the winter, again, this is the worst condition. This line represents the existing shadow from the building from the existing roof. And so the only addition is that little dormer.

THOMAS SCOTT: Can you pull that up on to the table?

ALEX SVIRSKY: I apologize.

So, this is winter. And this is the existing roof line, roof edge. And because we're continuing the roof right here, that edge continues through the building. And the angle of the -- the angle of the roof is such that the sun, the effect of our addition is only at the place of the dormer, only at that place. As you can see, the dormer roof is lit. That means that this edge does not produce any shadow.

So with the minimum impact of our neighbor to the left, and they were the most concerned, and I think they've, they've approved and support our project. And the rest of the neighbors, slowly, one after another, after we reduced the size, they all agreed that this is not a big deal

for them. So we -- I think we only have only supports for the project.

We think that this is a good unit. And the design is very simple. It's not going to affect the neighborhood. As a matter of fact, we found the building that looks very, very similar and that's our neighbor right here. The same sort of skewed roof, three stories up, and that's right behind us.

CONSTANTINE ALEXANDER: I think I know what you're going to say. Can you address why you don't comply or at least do a better job to attempting to comply with the dormer guidelines?

ALEX SVIRSKY: As I started saying, if you can see here this drawing, the existing roof, the existing roof compared to the proposed structure solo

that it's not affecting our project. So we either had to create a larger roof structure to fit the living space inside or create what's -- what I would call a third story, or at least part third story. So, we're trying to comply in part with the dormer on the left side, but it's a dormer. But on the right side of the building when it's really not a dormer or -- I mean, we can call it a dormer, but it's not, there is really not enough space to do anything else.

CONSTANTINE ALEXANDER: No, no, but on the dormer, the gist of my question, on the dormer dormer, the one you would acknowledge is a dormer.

ALEX SVIRSKY: Right.

CONSTANTINE ALEXANDER: You're right to the top of the ridge and you run

into the face of the wall. And our dormer guidelines recommend that you set it back.

ALEX SVIRSKY: Oh, okay. Now I understand what you're saying.

CONSTANTINE ALEXANDER: Maybe you can't do what the guidelines say but why can't you do something along those lines?

ALEX SVIRSKY: Again, because the roof, the existing roof is so shallow in order for us to make the stair work.

CONSTANTINE ALEXANDER: I figured you were going to say that. And that's even true with regard to -- I guess it would be, setting it back from the edge of the wall? Main wall.

ALEX SVIRSKY: Right. The existing stair going from second floor to

the first is obviously non-conforming, and we're not touching that. But everything that we build above still has to conform to Code. This section shows, that section shows, and we could have lowered a portion of the dormer that is above the stair, but then it would look very strange because this portion would need to be higher for the bathroom. And there is, there is a little space in here. This part is an open to the -- the living room and dining room are open above. So this is all we have.

BRENDAN SULLIVAN: You see I think that's what's wagging the dog, is that clear story part. I understand your need for space; two bedrooms and a bathroom, but -- and so you're orientating everything sideways hence to

have to go up and the dormer, what have you. If you were to take the roof off, just go up 30 inches, two-foot, six and reconstruct it as it is, you could have a bedroom in the front, a bathroom in the middle, and a bedroom in the back.

What's happening is that you like the idea of the clear story, but that's taking up valuable space. Hence all of that space that you need now is being popped out to the outside of the structure which to me is an overkill.

SLATER ANDERSON: And even if you were to do this in the rear of the building, I mean, you know, I don't like the design. I think you could raise the -- knowing the neighbor's concern, you could raise the back half of the house just as you said, two-and-a-half feet,

you could pop a dormer off of that even if you had to, but this from the outside -- I mean, I was driving down Foster Street the other day and there was a house just like this, and I remember looking at that and being, like, that's why we have dormer guidelines. To me to approve this kind of incongruous -- and I understand it's to the rear, and I understand the sensitivity to the neighbors and all of that, but the outcome is, you know, is totally counter to what we're trying to do here as a Board.

CONSTANTINE ALEXANDER: Well said.

BRENDAN SULLIVAN: It's the clear story part being open above the living room, dining room, you know, you're squeezing that for space so you're

popping that out someplace else and that's what you see and that really doesn't gel.

ATTORNEY SEAN HOPE: So my question is wondering, I wasn't there three years ago at the outset, but it doesn't seem like there would be a benefit in terms of increasing the massing not to do it in the front structure. But it sounds like that would be more palatable. Often times you hear about increasing massing towards the street. When I look at the design outside of the aesthetics, I thought the benefit was that it was all shifting in the back. The front yard setback is pretty shallow. You don't have a lot of front yard. It sounds like between the two options of the Board, it sounds like there's some preference to

raising, you know, a portion of the roof and not necessarily doing all in the middle to the rear.

BRENDAN SULLIVAN: I think that's an option that, you know, again, you take the roof off, you just pop the whole thing up and then you've got plenty of room for front bedroom, back bedroom, and a dormer in the middle which serves as your bathroom.

ALEX SVIRSKY: Well, the whole issue -- I agree with you 100 percent. There's one problem: The neighbors on the left are extremely concerned about -- our building is directly to the south. So their main concern is the shadow. And if we shift, I was showing you on the shadow study how to continuing that roof does not affect the shadow line

on the building next to it. If we are to shift, raise the roof, this line, this point then shifts right here and then, then our neighbors would be right here sitting in opposing our project right from the start.

NATALIE BEAUMONT: We have the original plan.

ALEX SVIRSKY: That was the original plan. The original plan was to have a symmetrical structure or somewhat symmetrical structure. No, symmetrical structure. We started with a symmetrical structure.

CONSTANTINE ALEXANDER: Well, I'm not -- like Slater I'm not thrilled with the design to be honest with you. Setting aesthetics aside for your comments, dormer guidelines are all about

aesthetics. And I'm wondering whether we should -- it's up to members of the Board, whether you should go back and rethink this a little bit. I think we're amenable to granting you relief is my judgment, but I'm not sure relief on these plans. And maybe you come up with a better solution that addresses the issues tonight.

THOMAS SCOTT: Is the neighbor here?

ALEX SVIRSKY: The neighbor is not here.

NATALIE BEAUMONT: We have one neighbor but the directly --

THOMAS SCOTT: Not the one affected by the shadow study.

CONSTANTINE ALEXANDER: What do members of the Board want to do, do you

want them to take another shot?

BRENDAN SULLIVAN: I think there's an alternative. And I'm not convinced that -- again, we started off with tradeoffs earlier in the evening, but that this clear story I think is waving the dog to push all this extra house toward the back and up and, you know, it's a nice feature, but you can get the two bedrooms and a bathroom upstairs without, to me, I think that's -- it's somewhat large and an overkill look.

ATTORNEY SEAN HOPE: One of the things I think would be helpful, we don't have today, is compare the shadow. Because this is a direct abutter, you know, and it's been two-and-a-half, three years going back and forth. So I don't think we took that lightly. But I think,

you know, more graphically if you could show the impact on the abutter versus the -- showing the alternative as opposed to maybe coming back with only one plan where this abutter doesn't have a chance to hear this conversation because we do feel that if they were here, part of them understanding why we did something, we kind of agreed upon and then we switched would be helpful.

ALEX SVIRSKY: Are you saying the -- comparing the shadow, if we were to switch --

ATTORNEY SEAN HOPE: Raising the roof.

ALEX SVIRSKY: Oh, the original?

CONSTANTINE ALEXANDER: No.

The shadow. See the shadow study you have right now, where if you did some of

the things that Brendan is suggesting, to show the shadow impact there, so we can see and your neighbor can see.

ATTORNEY SEAN HOPE: What the neighbor and the Board --

ALEX SVIRSKY: I realize that. Are you trying to say that you would consider switching back to this solution if it doesn't work?

CONSTANTINE ALEXANDER: I think -- I'd like to hear is -- I want to hear, I want to see another solution and we can decide. If you can go either one, you can decide which one you like better. Right now we only have one solution and it leaves us a little uncomfortable.

ALEX SVIRSKY: Okay, that sounds reasonable.

CONSTANTINE ALEXANDER: Again, I

don't want to --

ALEX SVIRSKY: I personally would like to come back to the original design.

CONSTANTINE ALEXANDER: Again, you're new to this process. We go through this. I don't want to suggest that we're going to scuddle it, but we think it can be improved in terms of this design and that's the -- it slows up everything but it may be time well spent.

SLATER ANDERSON: I think to the benefit of the neighbor, I'm not suggesting -- I think you can achieve this raising the back part, but bringing that ridge line back to the center, not offset like that. That's, that's the plan I would want to see, not -- because I can see the neighbor being like you

raised the whole roof that's problematic, but you wouldn't be changing the front half of the building. I think you can achieve what you're trying to achieve but let's, you know, see the study I guess.

ALEX SVIRSKY: Okay.

CONSTANTINE ALEXANDER: I'm going to suggest we continue the case until October 4th because this is a case heard. We're all going to be here that night.

SLATER ANDERSON: October 2nd I thought, is that it?

TIMOTHY HUGHES: Yes, it is the 2nd.

CONSTANTINE ALEXANDER: We have space on the agenda then?

SEAN O'GRADY: Let's not put anything other than Jefferson on the 2nd.

CONSTANTINE ALEXANDER: Say it again.

SEAN O'GRADY: I didn't want to put anything other than Jefferson on the 2nd.

CONSTANTINE ALEXANDER: Okay. The next one is what?

SEAN O'GRADY: The 16th.

CONSTANTINE ALEXANDER: That means everybody is going to be here on the 16th. Can you make it?

TIMOTHY HUGHES: I don't have anything.

SEAN O'GRADY: It's up to everybody else.

TIMOTHY HUGHES: That's fine.

CONSTANTINE ALEXANDER: Let's do it the 2nd and we can hear this case first before Jefferson.

SLATER ANDERSON: Yes.

CONSTANTINE ALEXANDER: And then we don't have to keep you.

ATTORNEY SEAN HOPE: We would appreciate that.

CONSTANTINE ALEXANDER: Let's do it the 2nd. Problem, Sean?

SEAN O'GRADY: No, no, I was looking -- trying to write it down.

CONSTANTINE ALEXANDER: That way we don't have to make a member come twice.

The Chair moves that this case be continued as a case to seven p.m. on October 2nd on the following conditions:

That the posting sign be modified, with a magic marker, new date October 2nd, new time, seven p.m., and maintained for the 14 days prior to October 2nd. That to the extent, and I guess there will be,

new plans, alternative plans, that these plans together with a new dimensional form, because that will be affected by the new plans, must be in our files by no later than five p.m. on the Monday before October 2nd. If you don't do that, we're not going to hear the case. Just make sure you understand the deadline.

And lastly, that you sign a waiver of time for decision.

So all those in favor of continuing the case on this basis say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: We'll see you on October 2nd.

(Alexander, Hughes, Sullivan, Scott, Anderson.)

* * * * *

(10:55 p.m.)

(Sitting Members Case #BZA-004485-2014:
Constantine Alexander, Timothy Hughes,
Brendan Sullivan, Thomas Scott, Slater
Anderson.)

CONSTANTINE ALEXANDER: The
Chair will call case No. 004485, 5
Longfellow Park.

Is there anyone here wishing to be
heard in this matter? Give your name.

DAVID WHITE: David White

trustees of the Friends Meet at Cambridge. My address is 55 Bowes Street, Arlington, Massachusetts.

MARK WEBSTER: And I'm Mark Webster. Also a member of the trustees committee. I live at 15 Owatonna, O-w-a-t-o-n-n-a, in Auburndale, Massachusetts.

JOE STERNFELD: And you had me before, Joe Sternfeld from 175 Richdale Avenue, Cambridge, and I'm also a member of the Friends Meeting Trustees.

DAVID WHITE: We've been on this project for basically our intent is to make the east entrance to our meeting house handicap accessible.

CONSTANTINE ALEXANDER: Right.

DAVID WHITE: Which involves enlarging the porch that's there

presently, putting in a roof over that porch to shelter users of the porch.

Now, we're currently non-conforming in floor area ratio and also open space. This increases the build space by 120 square feet which increases our floor area ratio from 0.684 to 0.689. And increases the open space ratio -- decrease open space ratio from 0.402 to 0.398.

We're also in the setback limits we're 53 feet from the front lot. And the plot plan here shows a revised --

CONSTANTINE ALEXANDER: These are the plans?

DAVID WHITE: Everything's there.

MARK WEBSTER: Everything's there.

JOE STERNFELD: And the reason to do it is currently if you're in a wheelchair, you have to creep in the back and go into a separate entrance. You have the same entrance that everybody else uses out in the street so people can roll right in and not have to sort of --

DAVID WHITE: (Inaudible).

JOE STERNFELD: So that's the reason for it.

CONSTANTINE ALEXANDER:

Questions from members of the Board?

TIMOTHY HUGHES: I don't have any questions except that one spot on the application where it said hardship not applicable.

CONSTANTINE ALEXANDER: I know.

TIMOTHY HUGHES: I think they ought to at least address the hardship so

we have some. We need to hang something.
We need --

JOE STERNFELD: The easy access
for wheelchair people.

CONSTANTINE ALEXANDER: You've
addressed it here but you didn't do it in
your application but that's okay.

DAVID WHITE: It will increase
access for me.

TIMOTHY HUGHES: I understand
that.

CONSTANTINE ALEXANDER: I'll
open the matter to public testimony.

Is there anyone here wish to be heard
in this matter?

(No Response.)

CONSTANTINE ALEXANDER: There
are no letters in our file.

DAVID WHITE: We talked to the

neighbors, we heard from six of the neighbors.

CONSTANTINE ALEXANDER: Let the record show that the Petitioner has submitted letters of support from six neighbors. I'm not going to read, them but they're incorporated into the record.

TIMOTHY HUGHES: Did you get the Mormons to sign off?

JOE STERNFELD: We didn't count them.

DAVID WHITE: We have to try them.

CONSTANTINE ALEXANDER: Okay. Anyway the record -- those letters are going to be incorporated in full as if they were read into the meeting, into the record.

I'm going to close public testimony?

Ready for a vote?

TIMOTHY HUGHES: Yes.

CONSTANTINE ALEXANDER: Okay.

The Chair moves that we make the following findings with regard to the Variance being sought:

That a literal enforcement of the provisions of the Ordinance involve a substantial hardship to the Petitioner. Such hardship is being that the Petitioner -- access to Petitioner's meeting place would be for those with handicaps will be severely impacted.

That the hardship is owing to the fact that basically the location of the structure as it is now, and the fact further that it is a non-conforming structure so any modification requires Zoning relief.

And that relief may be granted without substantial detriment to the public good or nullifying or substantially derogating from the intent and purpose of this Ordinance.

With regard to this it will be noted that there are letters of support in favor of the project, and that any project that increases accessibility for handicap persons is consistent with the policies of the City of Cambridge.

So on the basis of these findings, the Chair moves that we grant the Variance being sought on the condition that the work proceed in accordance with the plans submitted by the Petitioner. There are multiple pages. The first page is A2.1, prepared by Maple Hill Architects, LLC, and which has been initialled by the

Chair.

All those in favor of granting the
Variance say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Okay.

(Alexander, Hughes, Sullivan,
Scott, Anderson.)

DAVID WHITE: When do we get the
official word then?

CONSTANTINE ALEXANDER: I'm
sorry?

DAVID WHITE: When do I get the
official --

CONSTANTINE ALEXANDER: Oh, it's
going to take a while. It takes -- we've
got to write the decision up. We then
sign it. Then that will take a month
maybe? Three to four weeks?

SEAN O'GRADY: You'll get mail

from us in four to six weeks.

CONSTANTINE ALEXANDER: And then you have to wait 20 days for the appeal period to run. You're not going to be able to start on this project probably for about three months. That's the way --

DAVID WHITE: Three months?

CONSTANTINE ALEXANDER:
Roughly. We may do better but that's the way the calendar works.

DAVID WHITE: Okay.

JOE STERNFELD: Thank you very much.

(Whereupon, at 11:00 p.m., the
Board of Zoning Appeal
Adjourned.)

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The original of the Errata Sheet has been delivered to Inspectional Services.

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**COMMONWEALTH OF MASSACHUSETTS
 BRISTOL, SS.**

I, Catherine Lawson Zelinski, a Certified Shorthand Reporter, the undersigned Notary Public, certify that:

I am not related to any of the parties in this matter by blood or marriage and that I am in no way interested in the outcome of this matter.

I further certify that the testimony hereinbefore set forth is a true and accurate transcription of my stenographic notes to the best of my knowledge, skill and ability.

IN WITNESS WHEREOF, I have hereunto set my hand this 2nd day of September, 2014.

Catherine L. Zelinski
Notary Public
Certified Shorthand Reporter
License No. 147703

My Commission Expires:
April 23, 2015

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